

CASA BY MODA  
AT  
**WESTMOOR  
GRANGE**

**UNBOX  
A NEW  
WAY TO  
RENT**





# NO ORDINARY RENTING

REQUEST A  
VIEWING

Beautiful 2, 3 and 4 bedroom homes, situated in the desirable village of Armthorpe. Located just 5 miles from Doncaster city centre. Houses designed to a high specification, complete with allocated parking spaces and private gardens, smart technology, integrated appliances and superfast broadband... all included in your rent. Did we mention you can even bring your pets?

EXPERIENCE A NEW WAY  
OF RENTING.

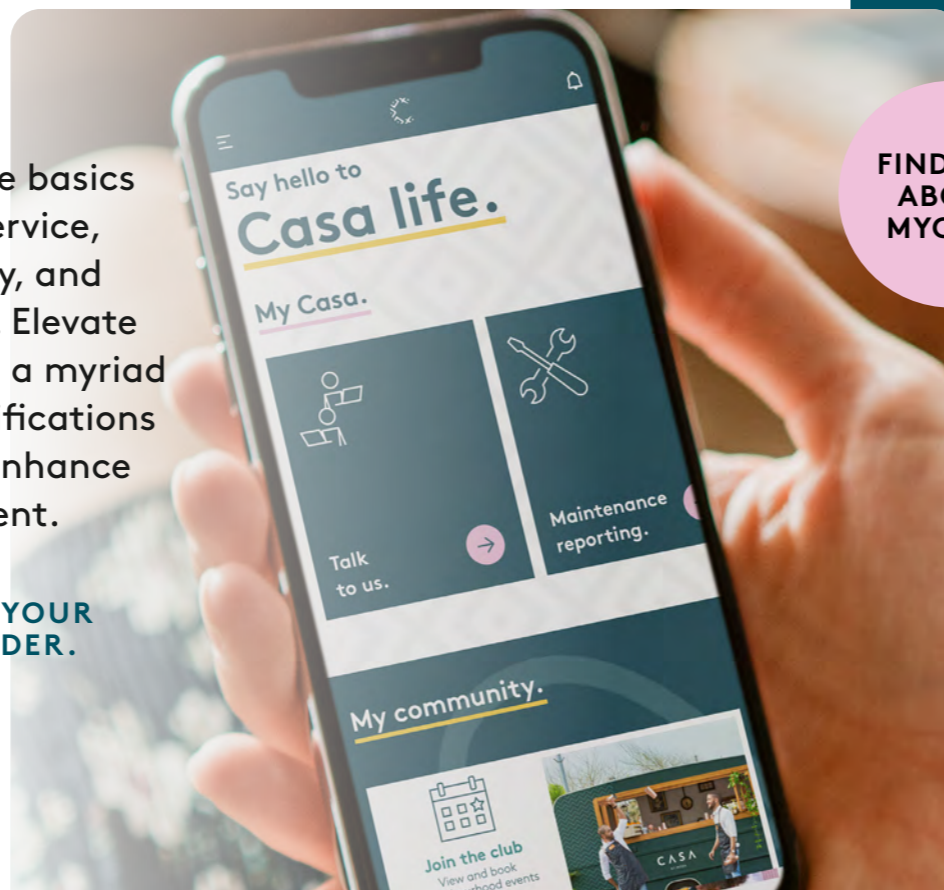


# MORE THAN JUST A ROOF



Embrace a life beyond the basics with an emphasis on service, wellbeing, sustainability, and cutting-edge technology. Elevate your home experience with a myriad of luxurious in-home specifications designed to effortlessly enhance your living environment.

**WE'RE DIFFERENT THAN YOUR  
TYPICAL RENTAL PROVIDER.**



**FIND OUT  
ABOUT  
MYCASA**

Minimum EPC rated-B homes provide smart technology features that adapt to your daily routine and keeps your bills low, including solar panels, smart thermostats, Utopi smart sensors and EV chargers.

Triple glazed windows ensure soundproofing and energy efficiency. Most homes provide floor to ceiling windows, flooding rooms with natural light.

High specification fittings including integrated appliances, white goods, quality worktops, luxury tiling, mirrors, USB sockets and ambient lighting.

Large gardens with patio area perfect for playing, entertaining and relaxing with high secure fencing and external lighting, plus outdoor tap.

Creating safer communities through our pedestrian-led streets, smart video door bells and home security alarms as standard.

WiFi from the moment you get your keys and the MyCasa app allowing you to connect to our service and maintenance teams 24/7, chat with neighbours on the community forum, or book recommended resident services and seasonal community events at the click of a button.

VIEW OUR  
CASA  
PARTNERS

# YOUR SERVICES & PERKS



## National & local partnerships

Get discounted perks with our Casa partners. Including 20% off MYNDUP; access to on-demand mental health services, including counsellors, life coaches and psychiatrists. Or get 6 month's free access to over 600 on-demand fitness classes, available via the Fiit app in the comfort of your own home. Preferential TV packages are available with Sky, as well as many discounts at some of our favourite food and retail partners including Moda+Co.

MYNDUP

THE IVY

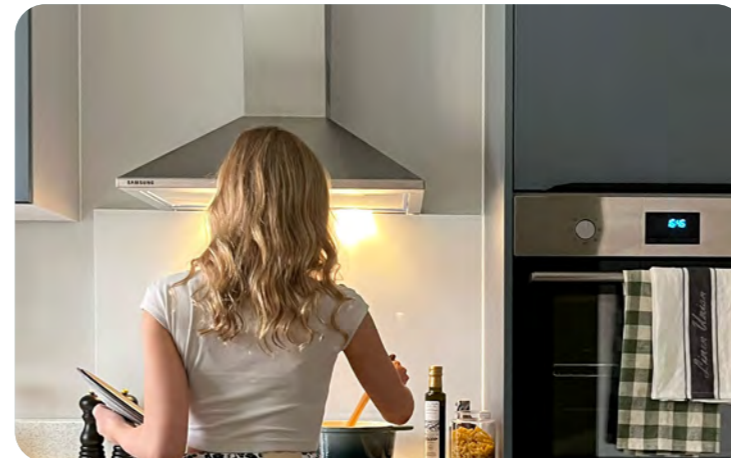
fiit

sky



MODA  
+ CO

THE ALCHEMIST



## Deposit alternatives

No need to pay a full month's rent! Our partnership with Flatfair offers deposit alternatives, from as little as one weeks rent.



## Resident services

Our in-house team are on hand to support with any requests or queries through the app, email or phone.



## Pet friendly

We love to meet your pets! All homes are pet friendly as standard.



## MyCasa app

Chat on the community forum, join seasonal events, or check out the local and national partnerships. It's all here in the app.



## Broadband upgrades

Superfast broadband is already included, and you can upgrade at any time with our select partner to increase your speed, with exclusive rates available.



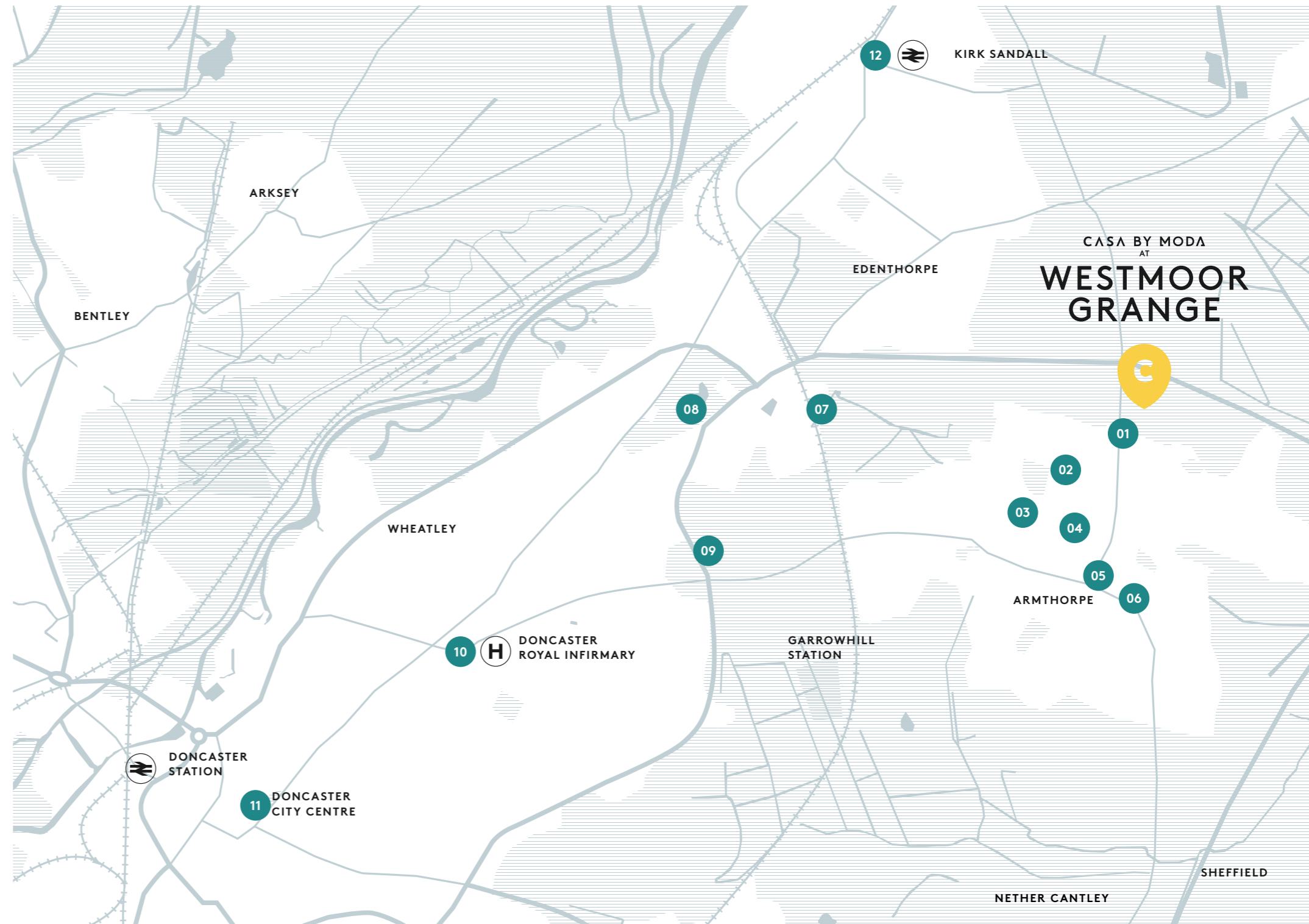
## Property maintenance

Our in-house maintenance team are on hand to help with routine maintenance requests, with additional 24/7 support whenever you need.

# ON YOUR DOORSTEP

- 01 Hatfield Lane bus stop 5 min
- 02 Shaw Wood Academy 20 min
- 03 The Armthorpe Academy 5 min
- 04 Armthorpe Leisure Centre 5 min
- 05 Armthorpe Village Centre 15 min
- 06 Tranmoor Primary School 20 min
- 07 Go Bounce Extreme Trampoline Park 6 min
- 08 Sandall Park 6 min
- 09 Wheatley Golf Club 6 min
- 10 Doncaster Royal Infirmary 9 min
- 11 Doncaster City Centre 19 min
- 12 Kirk Sandall Train Station 6 min

The best of both worlds, located on the outskirts of the city centre, with excellent transport links giving you direct access to the hustle and bustle of Doncaster, whilst being close to green space with fantastic local walks, parks and nature.



# FIND YOUR CASA

We've redefined the ordinary to create something truly individual, to suit the needs of all modern-day suburban renters.

CASA BY MODA STARTS WITH YOU.



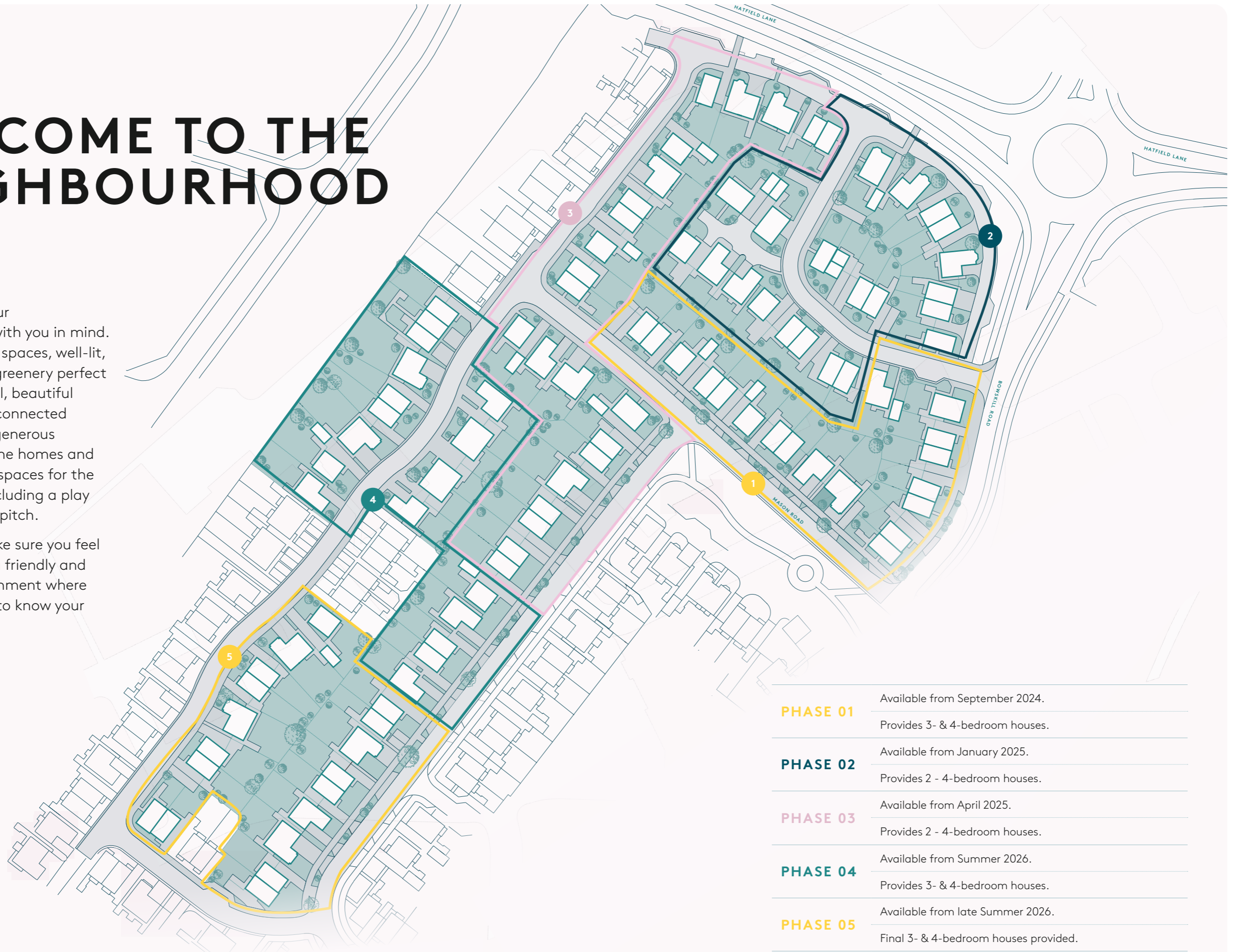
REQUEST A VIEWING



# WELCOME TO THE NEIGHBOURHOOD

We've designed our neighbourhoods with you in mind. Allocated parking spaces, well-lit, safe streets with greenery perfect for a leisurely stroll, beautiful landscaping and connected pathways giving generous spaces between the homes and communal green spaces for the family to enjoy including a play park and football pitch.

Our goal is to make sure you feel right at home in a friendly and welcoming environment where you can truly get to know your community.



<b>PHASE 01</b>	Available from September 2024. Provides 3- & 4-bedroom houses.
<b>PHASE 02</b>	Available from January 2025. Provides 2 - 4-bedroom houses.
<b>PHASE 03</b>	Available from April 2025. Provides 2 - 4-bedroom houses.
<b>PHASE 04</b>	Available from Summer 2026. Provides 3- & 4-bedroom houses.
<b>PHASE 05</b>	Available from late Summer 2026. Final 3- & 4-bedroom houses provided.

INTRODUCING OUR

## 2-BED HOUSE

This bright and inviting two-bedroom home offers an abundance of space and comfort, perfect for professionals, sharers and couples.

The ground floor boasts a generous open plan living and dining area which leads out to the garden through bi-fold doors. The ground floor also includes a WC and spacious kitchen complete with integrated kitchen appliances and white goods.


Upstairs, you'll find two spacious double bedrooms and a well-appointed family bathroom.

Wind down in your own outdoor space, with a front and back garden area available as standard. Each back garden is complete with patio area, quality turfed lawn and private enclosed fencing.

 2 Bedrooms

 1 Bathroom

 Samsung appliances

 Open plan living

 Parking available

 Ample storage

 MyCasa App

 Enclosed garden

 Renewable energy



# YOUR 2-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A HOUSE TYPE

## INTRODUCING OUR

# 3-BED HOUSES

This spacious three-bedroom home, thoughtfully arranged over two floors is available in a variety of styles, including semi-detached and detached house types.

Designed to suit a range of lifestyles, the ground floor comprises flexible living spaces to suit the needs of all modern day, suburban renters. Rooms are light, bright and airy with high-quality kitchen, dining and living spaces, complemented by a welcoming hallway and a convenient ground floor WC.

Upstairs, the first floor offers a well-appointed family bathroom and three generously sized bedrooms. Each main bedroom provides a built-in wardrobe complete with full length mirrored doors, plus your very own en-suite bathroom.




 3 Bedrooms


 Ample storage

 2 Bathrooms

 MyCasa App

 Samsung appliances

 Enclosed garden

 Open plan living

 Renewable energy

 Parking available

# CHOOSE YOUR 3-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



F HOUSE TYPE



C HOUSE TYPE

# CHOOSE YOUR 3-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



A1 HOUSE TYPE



C1 HOUSE TYPE

# CHOOSE YOUR 3-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



B HOUSE TYPE



CNDSS HOUSE TYPE

# CHOOSE YOUR 3-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



C2 HOUSE TYPE

INTRODUCING OUR

## 4-BED HOUSES

The ideal four-bedroom home, designed for comfort and versatility for growing families.

The ground floor features spacious, adaptable living room alongside a generous open-plan kitchen and dining area, plus a separate WC and utility room. Select house types also provide an additional family room, perfect for a home office, additional dining space or play room.

Large, bright doors open from the kitchen onto your private outdoor space, comprising patio and large turfed garden - perfect for entertaining family and friends.

Upstairs, the first floor includes a well-appointed family bathroom and four bedrooms, with both house types offering at least three double bedrooms. Each main bedroom benefits from an en-suite and built-in wardrobe complete with full length mirrored doors for ample storage.



 4 Bedrooms


 Ample storage

 2+ Bathrooms

 MyCasa App

 Samsung appliances

 Enclosed garden

 Open plan living

 Renewable energy

 Parking available

# CHOOSE YOUR 4-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



L HOUSE TYPE



ESA HOUSE TYPE

# CHOOSE YOUR 4-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



E HOUSE TYPE

“Casa by Moda could not have been more helpful. The staff that helped us make this happen were incredible. From the day we got the keys to now they have been nothing but helpful.

Our home is perfect and we are so glad that we chose to live here.

Ross (and family), Casa resident

# MAKING THE MOVE

We can't wait to welcome you to Westmoor Grange and show you around our Casa homes!

We have viewing appointments available to suit to ensure you have the best experience exploring our offering. Don't hesitate - book your viewing online or by emailing us today and let's get you moving!

[CASABYMODA.COM](https://casabymoda.com)

[@casalife.moda](https://twitter.com/casalife.moda)

[westmoorgrange@casa.moda](mailto:westmoorgrange@casa.moda)

01302 279 797

**THIS IS RENTING...  
BUT SO MUCH BETTER.**

TAKE A  
VIRTUAL  
TOUR

