



**Plot 40, The Redwoods Rosedale**  
**Leven, Beverley, East Yorkshire HU17 5NE**  
**Price £585,000**

**WP** WOOLLEY  
& PARKS

## Plot 40, The Redwoods Rosedale, Leven, Beverley, East Yorkshire HU17 5NE

PLOT 40 - THE SHIRE is an immaculately designed 5 BEDROOM DETACHED home with generous SOUTH FACING rear garden overlooking fields which radiates modern elegance. The classical architecture is the perfect indication of the grandeur that awaits inside. Beyond this home's opulent entrance, the open plan kitchen-dining area to the rear, is the heart of the home — a place to unwind, dine or entertain. The bi-fold doors allow the entertaining to extend into the generous garden creating an al fresco touch. Double garage WITH ROOM ABOVE and double width driveway to the side. RESERVATION NOW BEING TAKEN. \* ARGUABLY THE BEST PLOT ON THE DEVELOPMENT \*

### VILLAGE LIFE AT ITS BEST...

The attractive village of Leven has plenty to offer including a local village shop for all the essentials with local produce on offer from the independent butchers shop, hair dresser, barber and beautician, take-away, library, recreation hall, sports facilities with large playing field, child's play park plus members club with snooker hall and weekend entertainment. Leven also offers its very own amateur football, cricket and bowls teams should you want to get involved. The well regarded village primary school boasts a 'good' Ofstead rating and centres around the community with spring fete, harvest festival and Christmas fair all taking place annually. Early years childcare is also on hand with Leven Pre-school also in the village itself. Two public houses to choose from with a superb Sunday roast on offer from the 'New Inn' or if you fancy a little more fine dining, Berts Pizzeria situated only 2 miles away enjoys a lakeside back drop and a selection of good food and great cocktails! Surrounded by countryside the village also enjoy lots of pleasant walks with the picturesque Level canal a firm favourite amongst the occupants or for a little more of an adrenaline boost you could head to Leven airfield where flying activities are on hand. Regular bus links to the neighbouring market towns of Beverley and Hornsea which provide further amenities, supermarkets, plus cinema, restaurants and bars.

### THE SHIRE - Plot 40

#### GROUND FLOOR

##### Entrance Hallway

##### Cloakroom/W.C,

**Sitting Room 21'2" x 12'0" (6.456m x 3.678m)**

##### Open Plan Living/Dining/Family Room

**Dining Area 12'5" (plus bay) x 8'9" (3.81m (plus bay) x 2.67m)**

**Family Kitchen Area 18'2" x 14'4" (5.55m x 4.37m)**

**Home Office/Study 12'3" x 6'10" (3.75m x 2.1m)**

**Utility 7'6" (max) x 4'11" (2.3m (max) x 1.5m)**

#### FIRST FLOOR

##### Central Landing

**Bedroom 1 14'2" x 13'8" (4.34m x 4.18m)**

**Dressing Room 9'2" x 4'9" (2.8m x 1.45m)**

**En-Suite Shower Room 8'7" x 9'4" (max) (2.64m x 2.85m (max))**

**Bedroom 3 11'2" x 9'11" (3.415m x 3.043m)**

**Bedroom 4 10'3" x 9'6" (3.149m x 2.913m)**

**Bedroom 5 9'8" x 8'9" (2.96m x 2.67m)**

**Family Bathroom 11'4" (max) x 6'0" (3.46m (max) x 1.85m)**

#### SECOND FLOOR

**Feature Landing 20'4" x 9'4" (max) (6.21m x 2.86m (max))**

**Bedroom 2 19'0" x 12'1" (max) (5.8m x 3.7m (max))**

**En-Suite Shower Room 8'6" x 4'11" (2.6m x 1.5m)**

#### DOUBLE GARAGE

Driveway to the side with off-road parking spaces leads to DOUBLE DETACHED Garage.

#### OFFICE ABOVE GARAGE

#### GARDEN

Plot 48 has a South facing rear garden situated on the edge of the development.

#### Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

#### NEW BUILD SPECIFICATION:

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

#### Measurements:

All measurements have been taken from scaled drawings and therefore, may be subject to a small margin of error and should be taken on site as built.

#### VIEWING

This is a working building site currently without an on-site sales centre and ALL site viewings must be by PRIOR APPOINTMENT with the selling agents.

#### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



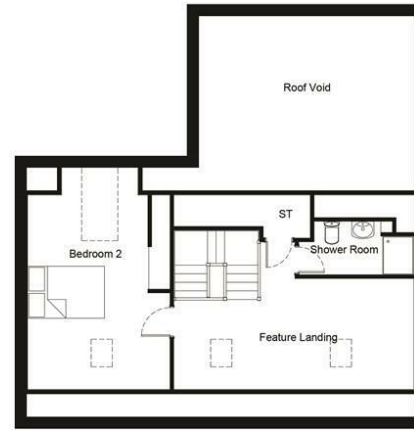
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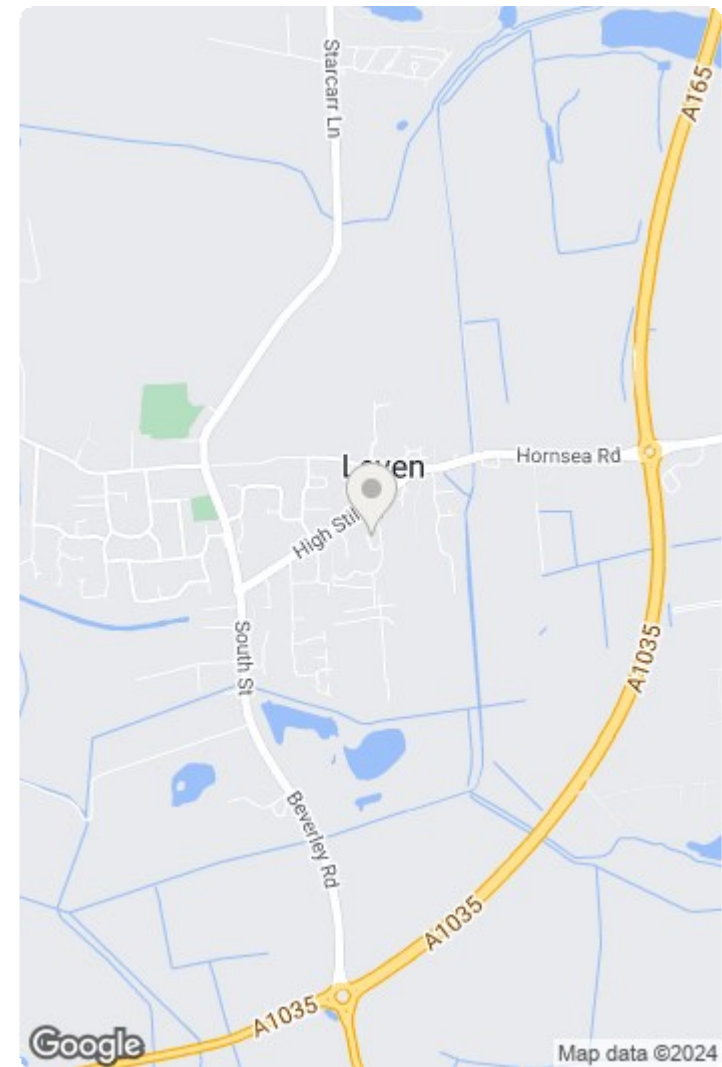
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

