



**Plot 38, The Redwoods, Rosedale  
Leven, Beverley, East Yorkshire HU17 5NE  
Price £520,000**

**WP** WOOLLEY  
& PARKS

\* THE SKEWBALD - PLOT 38 \*

\* SUPERB 4 BEDROOM FAMILY DETACHED - BACKING ONTO OPEN FIELDS \*

The Skewbald is an immaculately designed FOUR BEDROOM DETACHED home which radiates modern elegance. The classical architecture is the perfect indication of the grandeur that awaits inside. The bi-fold doors allow the entertaining to extend into the SOUTH FACING rear garden creating an al fresco touch. Impressive open plan living at its best with formal lounge, separate office, four double bedrooms, three bathrooms plus DOUBLE garage with driveway to the side. Estimated build completion August 2024 and with demand sure to be high we strongly recommend early viewings.



## 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 Leven 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 between them provide further amenities, supermarkets, cinema, restaurants and bars etc.

## THE SKEWBALD

PLOT 38 - Estimated Build Completion September 2024

## GROUND FLOOR

**Entrance Hallway** 13'4" x 6'5" (4.08 x 1.96)

**Cloakroom/W.C,**

**Open Plan Kitchen/Dining/Family Room**  
26'11" x 21'2" (max) (8.229 x 6.456 (max))

**Utility Room** 8'8" x 5'10" (2.646 x 1.80)

**Sitting Room** 15'2" x 11'0" (4.643 x 3.374)

**Study** 8'8" x 7'4" (2.646 x 2.236)

## FIRST FLOOR

**Landing**

**Bedroom 1** 11'9" x 11'2" (3.6 x 3.426)

**Dressing Area** 7'8" x 5'10" (2.342 x 1.80)

**En-Suite Shower Room**  
9'1" x 5'10" (2.778 x 1.80)

**Bedroom 2** 11'3" x 8'9" (3.453 x 2.686)

**Bedroom 3** 13'8" x 8'9" (4.181 x 2.673)

**Family Bathroom** 8'5" x 7'0" (2.566 x 2.143)

## SECOND FLOOR

**Bedroom 4** 18'7" x 15'7" (5.689 x 4.75)

**En-Suite Shower Room**  
15'7" x 7'11" (4.75 x 2.434)

## DOUBLE GARAGE

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

## GARDEN

Plot 38 has a South Facing rear garden and 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

## 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. Plot 38 is currently under construction and viewing internally is dependant upon build stage,

## 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:

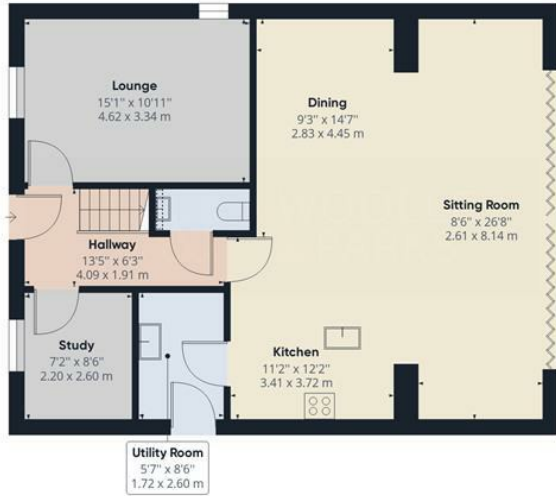
All measurements have been taken from scaled drawings and therefore, may be subject to a small margin of error and should be taken on site as built.

## 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.







Ground Floor



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87	B	B
105 kWh/m <sup>2</sup> /year (lower is better) 105 kWh/m <sup>2</sup> /year (lower is better)		105 g/m <sup>2</sup> /year (lower is better) 105 g/m <sup>2</sup> /year (lower is better)	
Not energy efficient - higher running costs Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	