



Plot 14 The Redwoods, Rosedale
Leven, Beverley, East Yorkshire HU17 5NE
£325,000

WP WOOLLEY
& PARKS

Plot 14 The Redwoods, Rosedale, Leven, Beverley, East Yorkshire HU17 5NE

* Be Part of A New Family Community In The Making *

Move to this fantastic new development of luxury 2, 3, 4 & 5 bedroom family homes traditionally built to a high quality standard and finish by the highly regarded local house builder SOUTHWELL COUNTY HOMES and situated in the delightful, sought after village of Leven, just 7 Miles North of Beverley, 6 miles inland of the coastal town of Hornsea.

* EARLY BIRD RESERVATION NOW BEING TAKEN ON SELECTED PLOTS *

VILLAGE LIFE AT ITS BEST!

This attractive village 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 Piebald - Plot 14

The Piebald is an elegantly designed 4-bedroom home of 1272 sqft which has multiple highlights that combine to make an enjoyable and luxurious living space. French doors on the separate living room create a dramatic focal point at the rear of the house, which

open beautifully onto the garden for a light and airy family space. Four Good sized bedrooms and en-suite. Good size rear garden, Driveway for two cars and a single garage.

GROUND FLOOR

Entrance Hallway 6'5" wide (1.975m wide)

Cloaks/WC 3'2" x 3'11" (0.975m x 1.2m)

Living Room 16'8" x 11'5" (5.086m x 3.49m)

Study/Home Office 11'5" x 5'8" (3.49m x 1.744m)

Open Plan Dining/Kitchen 20'1" x 12'3" (6.140m x 3.738m)

Utility Room 6'5" x 4'6" (1.975m x 1.375m)

FIRST FLOOR

Landing 12'11" x 9'6" (3.96m x 2.912m)

Bedroom 1 12'8" x 9'2" (3.864m x 2.8m)

En-Suite 9'1" x 3'11" (2.787m x 1.20m)

Bedroom 2 12'0" (max) x 9'6" (3.658m (max) x 2.907m)

Bedroom 3 11'5" x 7'9" (min) (3.49m x 2.385m (min))

Bedroom 4 8'3" x 6'9" (min) (2.518m x 2.08m (min))

Family Bathroom 9'1" x 6'4" (2.787m x 1.945m)

OUTSIDE

SINGLE GARAGE with two parking spaces on driveway. Enclosed gardens to the rear.

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.

Property Address:

16 Warren Drive, Leven, Beverley, East Riding of Yorkshire HU17 5PD

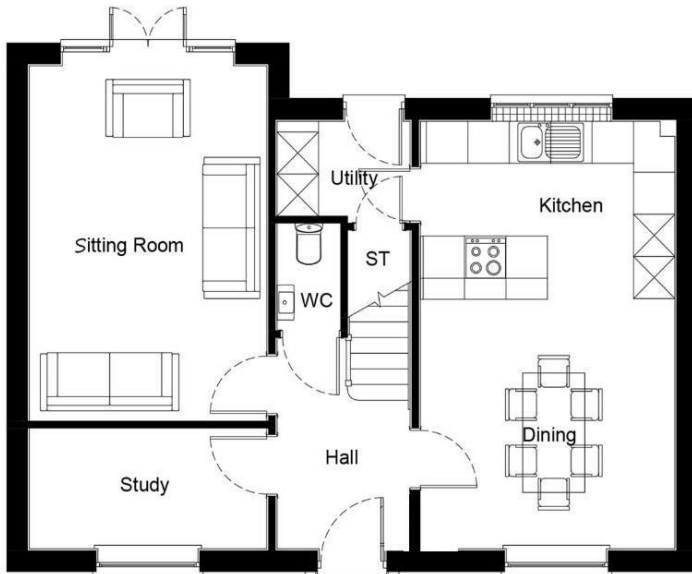
Measurements:

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

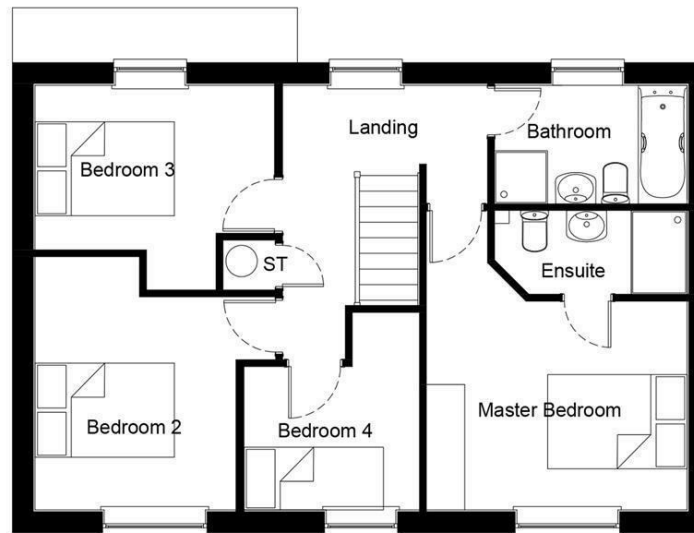
Disclaimer:

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.

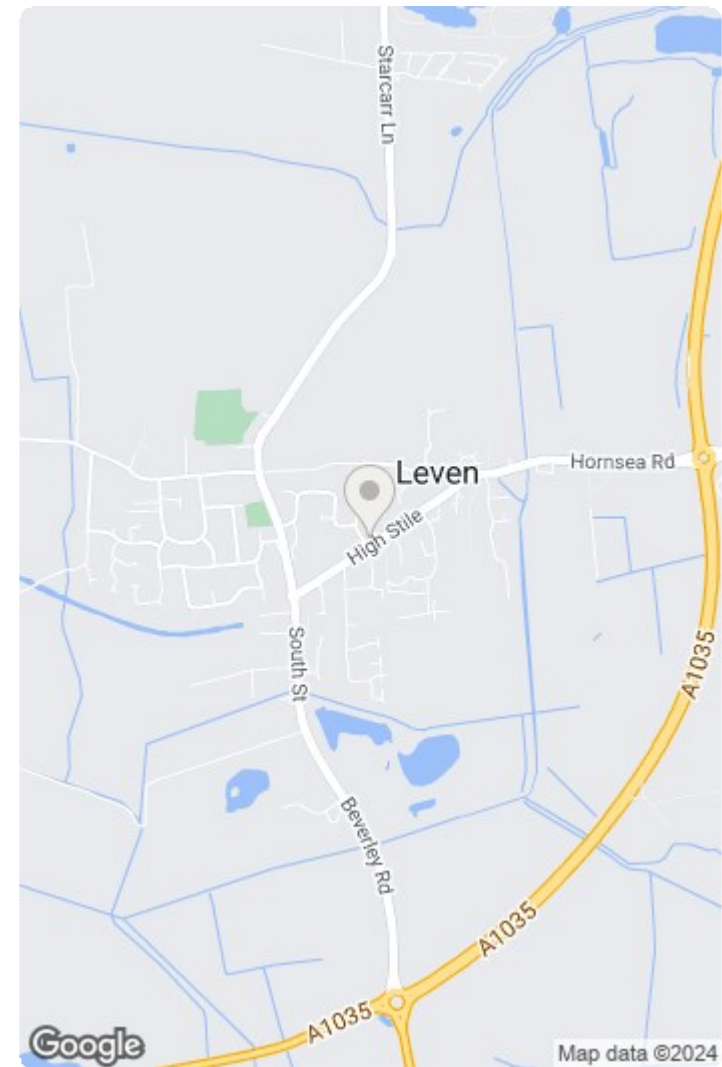
The Piebald



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

