



APPLEWOOD  
BEVERLEY



## *Buying with* Ward Homes Yorkshire

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When you buy your new home with Ward Homes Yorkshire, you're choosing to partner with a team of local, award-winning, independent builders. We're passionate about exceptional craftsmanship, uncompromising design and excellent customer relationships.

Since 2016, we've been creating luxury, low-carbon homes that stand out from the crowd in some of the most desirable locations across East Yorkshire. We're constantly breaking boundaries, exceeding expectations and we never settle for anything less than the best when it comes to design and build.

Welcome to  
**APPLEWOOD**  
BEVERLEY

Nestled away in a quiet, leafy corner of Beverley, surrounded by the natural beauty of The Westwood, Applewood is a brand new development featuring a pair of exclusive dormer bungalows.

Within easy walking distance of the town centre, and with the racecourse and golf club on your doorstep, this is a rare opportunity to buy a stylish, energy-efficient and low maintenance property to perfectly complement your lifestyle.



## A New Era of Luxury Living

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Discover a new standard of luxury, where sustainability and sophistication go hand in hand. Your new Applewood home represents the pinnacle of contemporary living, combining timeless design with cutting-edge, energy-efficient features. Every design detail has been crafted thoughtfully to offer you a superior lifestyle. From high-spec finishes and open-plan spaces to advanced insulation and solar technologies. Applewood isn't just a home. It's an investment in your future, offering lower running costs and effortless, eco-conscious living.



### A Home Built Just For You

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Welcome to a beautiful home where everything is completely brand new and tailored to you. Rest assured, you'll be the very first person to switch on the lights, open the sliding doors, walk on the soft carpets, cook a meal in the kitchen, and take a bath in your very own new Applewood home.

### Low Maintenance Living

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When you buy a new Applewood home, you're investing in a lifestyle that's luxurious, relaxed and hassle-free. There'll be no costly renovations or hours spent sourcing tradespeople like you might expect with an older property. This gives you more time to spend on the things you love doing the most.

### Energy-Efficient in Every Way

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Built with the very latest in low-carbon construction, you'll be living in an EPC A-rated home that's not only better for the environment, but also easier and cheaper to run. Solar-powered skylights, multi-fuel log burners, an air source heat pump and high-performance glazed windows come as standard in each home.

### Complete Peace of Mind

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Your new home comes with a 2-year builder's warranty and a 10-year LABC structural warranty. Our warranties ensure you have complete peace of mind when it comes to the quality of build.



## Beyond Expectations

We love beautiful interior design. So, you can expect your Applewood home to feature all the luxury and contemporary elements that create a sophisticated retreat.

From high-spec cabinetry in your open-plan kitchen to stylish, space-saving built-in wardrobes in the master bedroom, every little detail has been carefully thought-out with your complete comfort in mind.

All that's left for you to do is add the finishing touches to perfect your dream living space.



## The Allure of Beverley

Regularly voted among the UK's best places to live, Beverley is a bustling market town that's big in personality and style. Its exciting restaurant scene and café culture are loved by its foodie residents and its thriving art connections, stunning medieval architecture, and the iconic Beverley Minster make it a melting pot for culture and creativity.

Love the outdoors? From the close proximity to the Beverley Racecourse and Beverley & East Riding Golf Club to the beautiful expanse that is The Westwood, Beverley is also an absolute haven for the sporty and sociable!





# Elevate Your Lifestyle

Whatever kind of lifestyle you're looking to live in Beverley, Applewood's premium location offers the best combination of rural tranquility, outdoor adventure and urban vibrancy.

## 5 things we like about Beverley



A Thriving High Street  
& Weekly Market



Amazing Restaurants,  
Cafés & Bars



Areas of Natural Beauty  
to Walk, Cycle & Play Golf



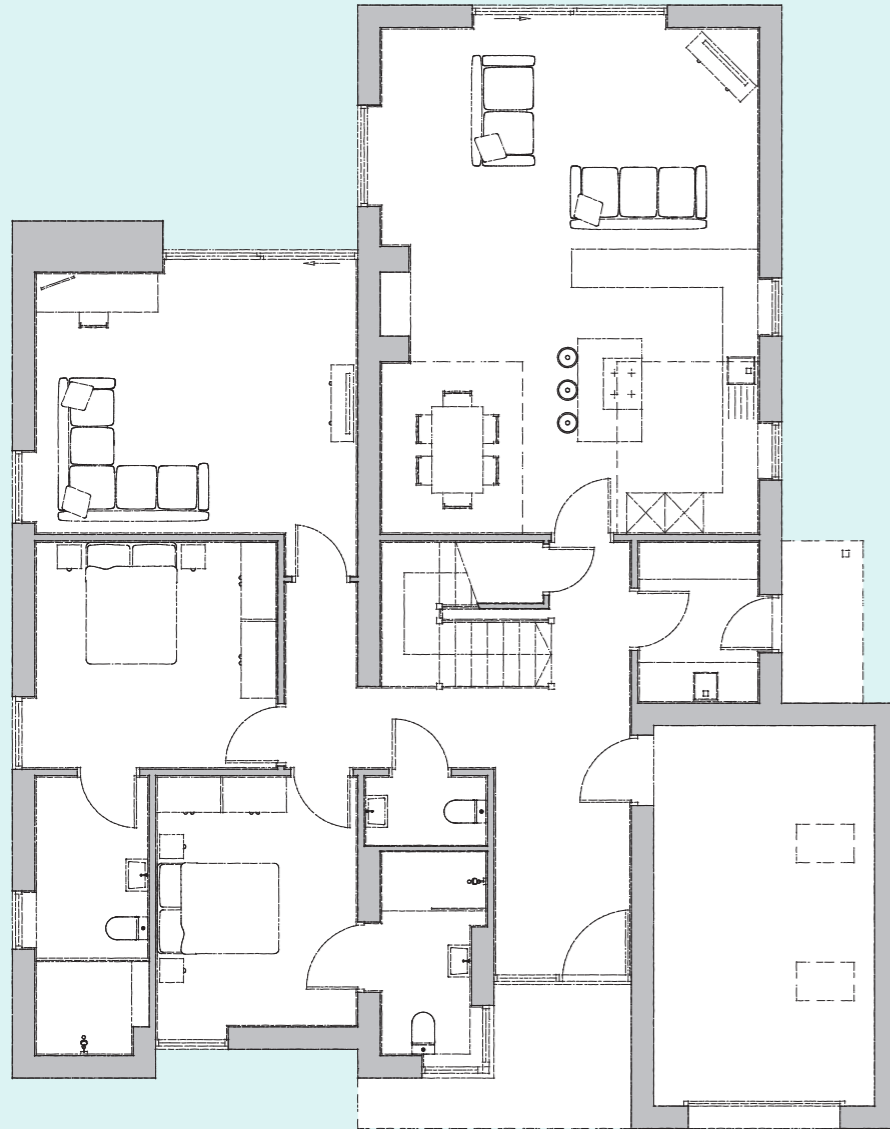
Iconic Architecture,  
History & Culture



Race Days at Beverley  
Racecourse



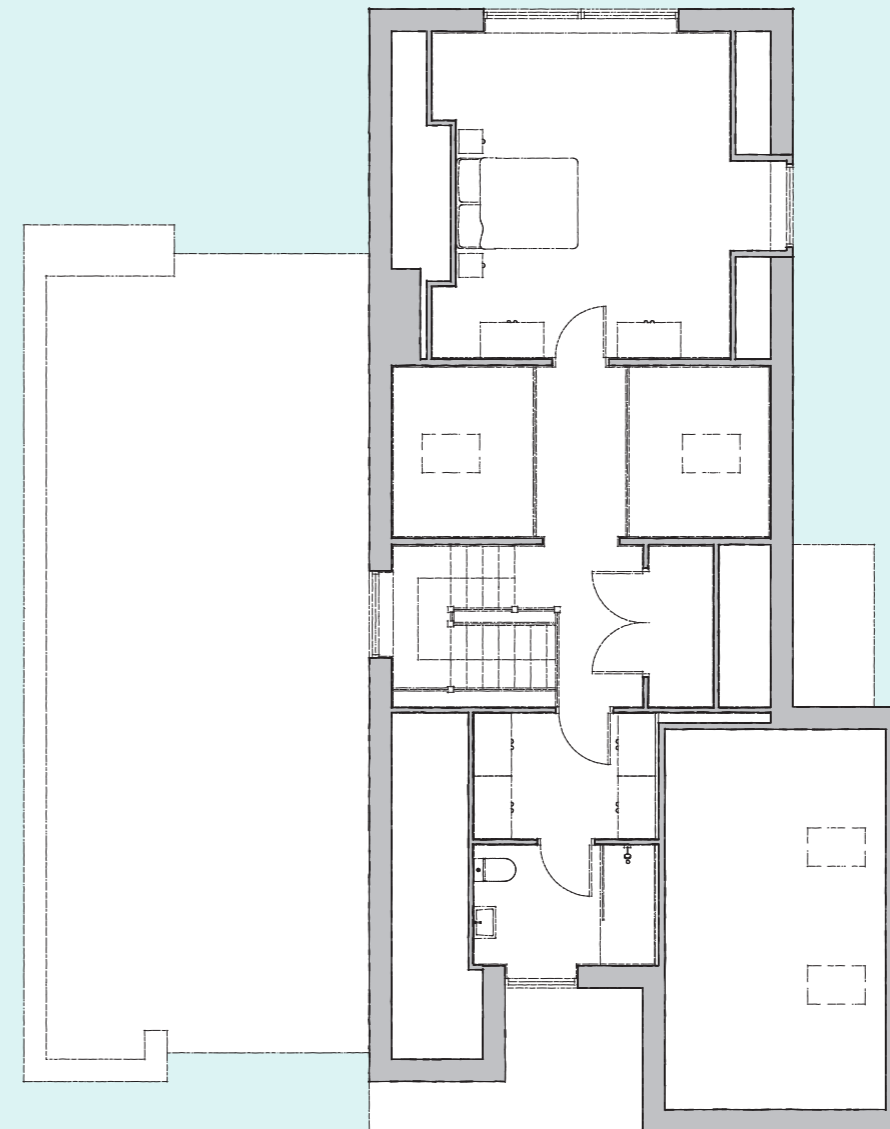
# Property Floorplan



## Ground Floor

- Kitchen/Day Room**  
7,800mm x 5,580mm | 25' 7" x 19' 2"
- Snug**  
4,950mm x 4,000mm | 13' 1" x 16' 2"
- Utility**  
2,450mm x 4,000mm | 8' 0" x 5' 10"
- W.C**  
1,850mm x 1,800mm | 3' 3" x 6' 0"
- Bedroom 2**  
3,850mm x 3,100mm | 10' 2" x 7' 9"
- Ensuite**  
3,100mm x 1,350mm | 10' 2" x 4' 5"
- Bedroom 3**  
3,700mm x 3,500mm | 11' 5" x 12' 1"
- Ensuite**  
4,300mm x 1,700mm | 14' 1" x 5' 6"
- Garage**  
5,900mm x 3,400mm | 19' 4" x 11' 1"

# Property Floorplan



## First Floor

- Principle Suite**  
5,000mm x 4,600mm | 16' 4" x 15' 1"
- Dressing Area**  
2,800mm X 1,900mm | 6' 2" x 9' 2"
- Ensuite**  
2,800mm x 1,800mm | 5' 10" x 9' 2"
- CUPD**  
2,500mm x 1,000mm | 8' 2" x 3' 3"

# Property Specifications

From premium air source heat pumps and sleek solar roof panels to walk-in showers and quartz worktops, you can be sure that luxury is at the heart of everything in your Applewood home. Take a look at all the features that will be included in your new home.



## KITCHEN/UTILITY

- Matt/Wood Finishes
- Handleless Soft Close Units
- Quartz Worktops & Upstands
- Undermounted Sinks
- Premium Integrated Appliances
- Hot Tap
- Wine Cooler



## DECORATIVE FINISHES

- Neutral Emulsion To Walls
- Eggshell To Woodwork
- Oak Pre-Finished Doors
- Modern Finish Staircase
- Square Cut Skirting & Architrave
- Sliding Wardrobe In Dressing



## ENSUITE

- Vanity Units
- Walk in Showers
- Heated Towel Rails
- Large Format Wall Tiles
- Half Height Tiling



## FLOOR FINISHES

- LVT Kitchen/Hall/Utility/WC
- Large Format Tiles (upgrade)
- Carpet Throughout
- Tiles In Ensuites



## ELECTRICAL

- LED Down Lighting
- Low Energy Pendants
- Shaver Sockets
- TV/Data Points
- Fibre Internet
- SKY/TV Aerials
- Car Charger
- CCTV Optional



## CONSTRUCTION

- Brick & Block Construction
- Thermally Efficient
- In Roof PV Panels Approx 4.5kW
- Battery Storage
- UPVC Rainwater Goods
- EPC Rating 92 A



## HEATING

- Air Source Heat Pump
- Underfloor Heating
- Radiators to First Floor
- Multi Fuel Log Burner
- Hot Water Storage
- Air Conditioning (upgrade)



## LANDSCAPING

- Landscaping To Front Garden
- Turf To Rear Garden
- Resin Driveway
- Parkland Fencing To Front
- External Tap & Socket



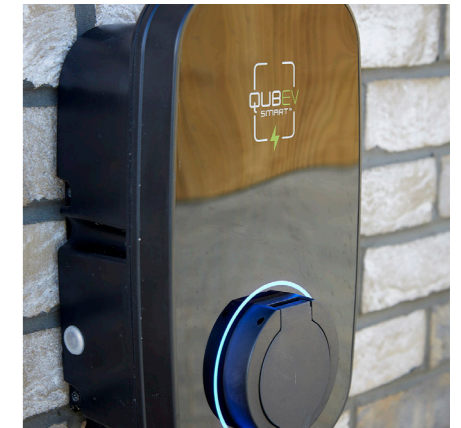
## WINDOW & DOORS

- Aluminium Doors
- High Performance Double Glazing
- Electric Garage Door
- Solar Skylights Over Gallery



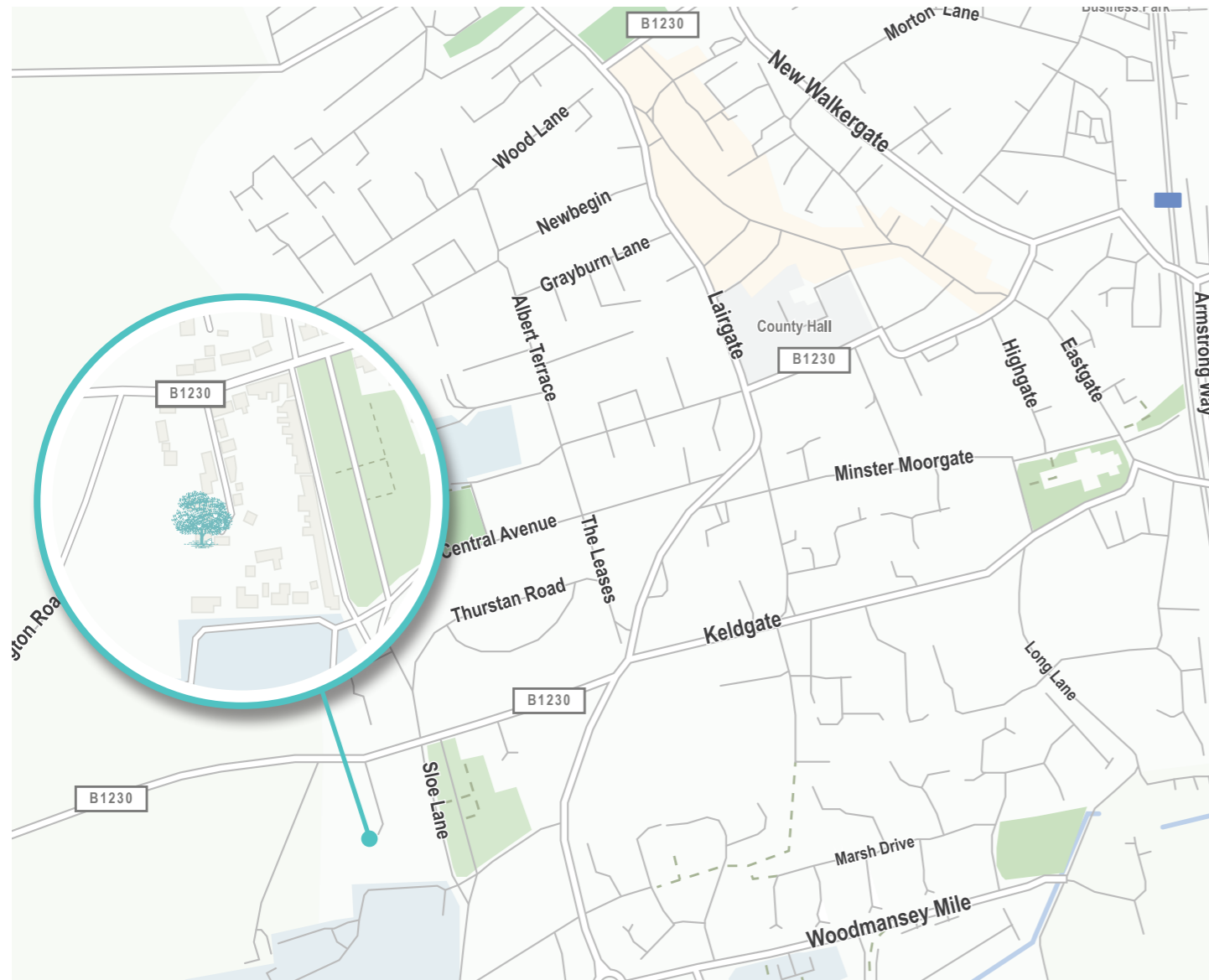
## WARRANTY

- 2 Year Builder
- 10 Year Structural



# Applewood Location

Grosvenor Place, Beverley, HU17 8LY







# APPLEWOOD

BEVERLEY

01482 631133 [swansales@stanifords.com](mailto:swansales@stanifords.com)

WARD  
**HOMES**  
YORKSHIRE

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