Plot 11, Manor Farm Main Street
Beeford, Driffield, East Yorkshire YO25 8BD
Price £320,000

W&P WOOLLEY & PARKS

OPEN VIEWING GOOD FRIDAY 29th March 2024 and SATURDAY 30th March 2024 10am-3pm - CALL NOW TO BOOK OR TURN UP ON THE DAY -
** MARKETING SUITE OPEN BY APPOINTMENT **
Enjoying a pleasant village setting this small new development of just 40 properties is sure to be in high demand. Designed and built by renowned local developer Allon Homes, known for producing a high quality home at a competitive price. Manor Farm will provide energy efficient homes for all potential buyers, from two bed cottages to executive four bed detached and everything in between. These homes will be completed to an excellent standard enjoying a high specification to the fixtures, bespoke finishing touches and a individual façade that wont fail to impress. Each home will have the choice of a stylish Wren Kitchen, Bi Folding doors and solar panels as standard plus options on flooring, colour schemes and tiling. Each property benefits with parking facilities for at least two vehicles plus generous enclosed gardens throughout. Located within the sought after village of Beeford all these homes will boasts a variety of amenities on the door step including general store, post office, public house, sports fields and well regarded primary school to name but a few with the neighbouring coastal resort of Hornsea and the vibrant market town of Beverley within easy access. Plot 11 is now available with predicted completion set for Spring 2024 Call or email now to reserve yours today.

PLOT 11 - The Fold

Entrance Hall

Cloakroom/W/C	4'11" x 3'5" (1.50m x 1.05m)
Living Room	17'5" x 13'2" (5.32m x 4.03m)
Dining Kitchen	16'2" x 11'11" (4.93m x 3.64m)
Utility Room	9'8" x 4'11" (2.95m x 1.50m)

First Floor Landing

Main Bedroom	14'6" x 9'8" (4.42m x 2.95m)
Dressing Room	9'8" x 5'2" (2.95m x 1.60m)
En-Suite	9'8" x 4'7" (2.95m x 1.40m)
Bedroom Two	15'7" x 9'1" (4.77m x 2.78m)
Bedroom Three	10'4" x 8'6" (3.15m x 2.60m)
Home Office	10'4" x 7'3" (3.15m x 2.22m)
Family Bathroom	8'2" x 6'8" (2.51m x 2.04m)

External

Enclosed Garden to the rear. Outdoor tap and electrical socket

Garage and Drive 19'8" x 9'10" (6.00m x 3.00m)

Interior Design Consultation

Everyone who buys an Allon Home gets guidance from a professional interior designer to get the look and feel they want in their new home.

Energy Efficiency

All Allon Homes at Manor Farm are energy efficient and come with solar panels, energy efficient lighting and supply for a 7kw eco fast charging point (the car charging point can be fitted as an optional extra).

Structural Warranty

Structural Warranty provided by ICW, policy summary is available on request.

Consumer Code For New Homes

Allon Homes Limited are members of the ICW Consumer Code for New Homes and comply with all of its obligations, a copy of the code is available on request.

Council Tax :

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

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.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

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.

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