



**Plot 16 The Redwoods, Rosedale**  
**Leven, Beverley, East Yorkshire HU17 5NE**  
**£260,000**

**WP** WOOLLEY  
& PARKS

## Plot 16 The Redwoods, Rosedale, Leven, Beverley, East Yorkshire HU17 5NE

\* NEW RELEASE\* \* THE THOROUGHbred \* PLOT 16 \* A Superb 3 Bedroom, 2 Bathroom Detached \*

\*\*\*\* LAST ONE OF THIS HOUSE TYPE \*\*\*\*\*

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 renowned local house builders 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. \* Be Part of A New Family Community In The Making \*

### 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 THOROUGHbred - PLOT 16

The Thoroughbred is a spacious 3-bedroom detached home which is full of charm, flooded with light, perfect to make your own, situated just off the new village green.

Boasting an open-plan kitchen/dining room with French doors to the rear garden providing ample room for a

dining area whilst the separate living room provides a generous family area with an attractive front-aspect bay window. Three good sized first floor bedrooms, the main with en-suite and family bathroom with separate shower. Carport and additional parking space.

### Ground Floor

**Entrance Hallway 5'8" x 4'10"**  
(1.74m x 1.48m )

### Cloaks/WC

**Living Room 16'2" x 12'0"** (4.94m x 3.66m )

**Open Plan Dining Kitchen 15'2" x 15'1"** (4.63m x 4.62m )

### First Floor

### Landing

**Main Bedroom 12'5" x 9'1"** (3.79m x 2.78m )

**En-Suite 3'9" x 9'1"** (1.15m x 2.78m )

**Bedroom Two 8'6" x 15'3"** (2.61m x 4.66m )

**Bedroom Three 10'5" x 8'2"** (3.19m x 2.51m )

**Family Bathroom 9'3" x 8'3"** (2.82m x 2.52m )

### OUTSIDE

Driveway for two cars including CARPORT.  
south facing gardens to the rear.

### Postal Address:

18 Warren Drive, Leven, East Yorkshire, HU17 5PD

### Tenure :

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

### 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 building regulation 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.





Ground Floor



Floor 1

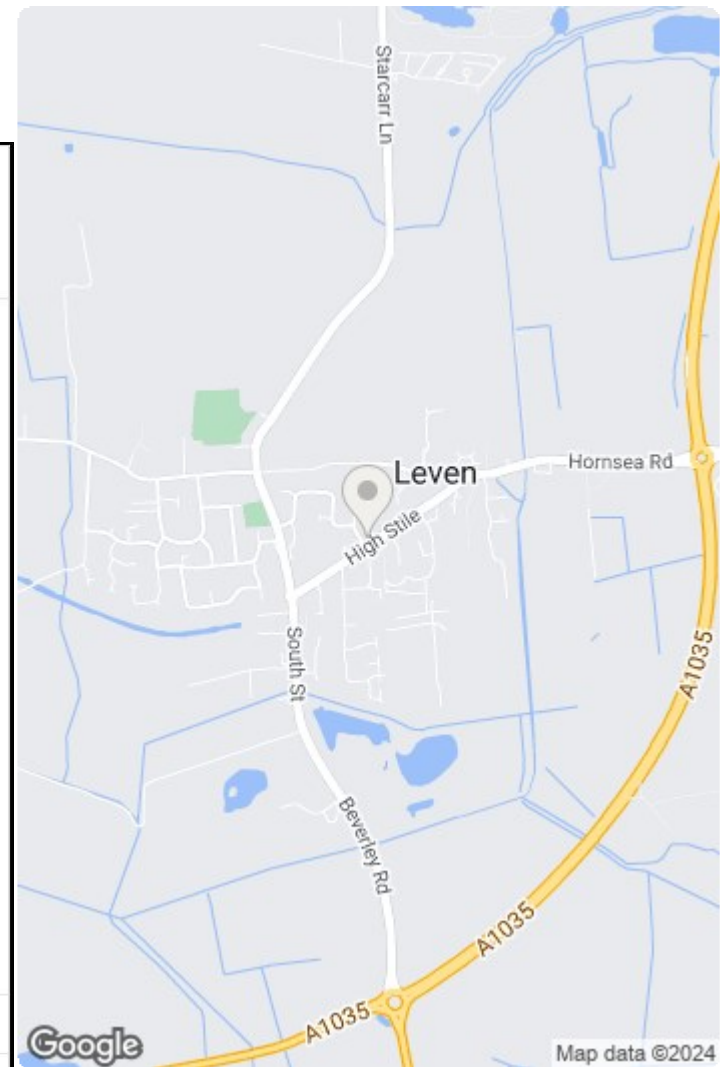


Approximate total area<sup>(1)</sup>  
953.73 ft<sup>2</sup>  
88.60 m<sup>2</sup>

(1) Excluding balconies and terraces

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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