



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

WP WOOLLEY
& PARKS

Plot 38, The Redwoods, Rosedale, Leven, Beverley, East Yorkshire HU17 5NE

* 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 September 2024 and with demand sure to be high we strongly recommend early viewings.

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.

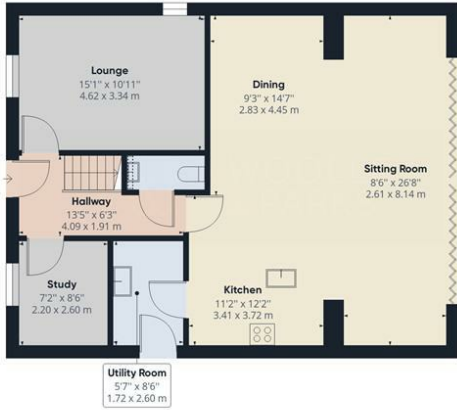
Measurements:

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.

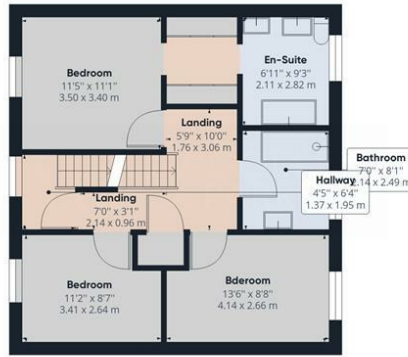
Disclaimer:

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

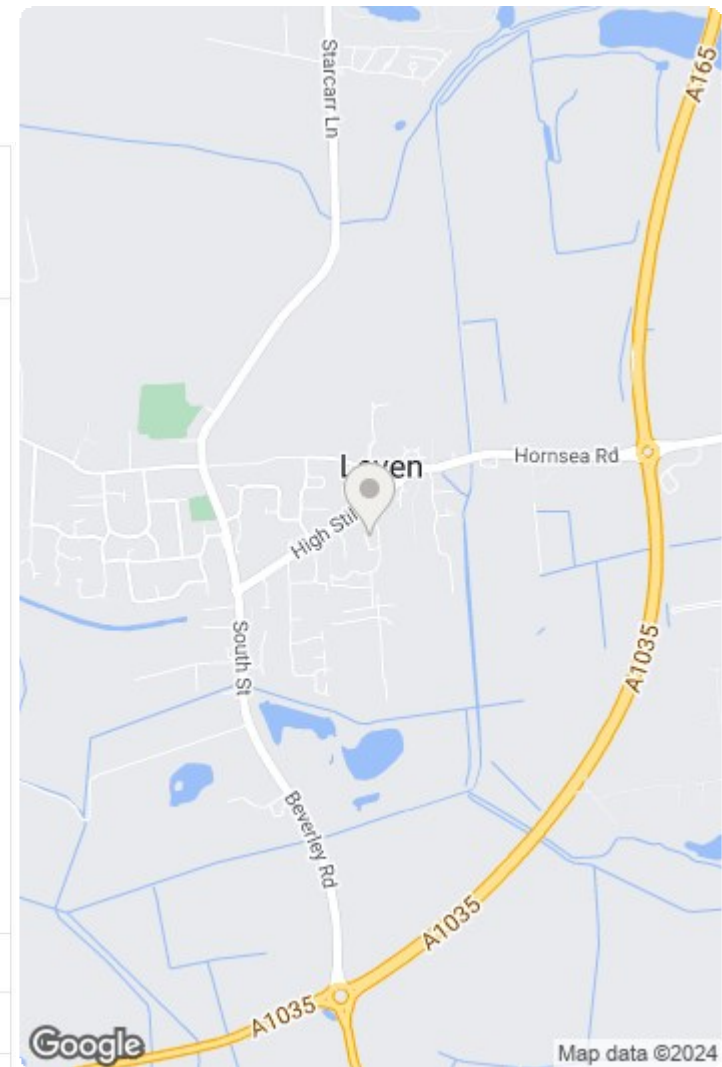


(1) Excluding balconies and terraces

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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		

