



**Plot 26, The Redwoods, Rosedale**  
**Leven, Beverley, East Yorkshire HU17 5PD**  
**Price £185,000**

**WP** WOOLLEY  
& PARKS

# Plot 26, The Redwoods, Rosedale, Leven, Beverley, East Yorkshire HU17 5PD

\*\*\*SUPERB STARTER HOME WITH TWO PARKING SPACES AND OFFICE\*\*\*  
\*\*\*THE SHETLAND\*\*\*

Attractive two bedroom semi detached property in the heart of the sought after village of Leven. Constructed and designed to an excellent standard with naturally light open plan living at its best. Newly built this property boasts an inviting entrance hall, cloakroom/W/C, spacious dining kitchen complete with quality appliances and lounge all to the ground floor with two bedrooms, family bathroom and office to the first. Each property will benefit from two allocated parking bays plus enclosed garden to the rear. Set within the village of Leven, offering a wide variety of local amenities to hand. Demand is sure to be high for these affordable starter homes, so early reservations are advised. RESERVATION NOW BEING TAKEN.

## 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 SHETLAND

The Shetland is a beautiful

semi-detached 2-bedroom home that combines generous proportions with graceful interiors. A spacious home with entrance hallway and ground floor W/C, separate lounge and generous open plan dining kitchen to the rear with glazed patio doors leading to the garden. Two double bedrooms, office and bathroom. Two parking spaces and enclosed rear garden.

## GROUND FLOOR

Entrance Hallway

Cloaks/W.C.

Lounge

Dining Kitchen

## FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Office

Bathroom

## PARKING

Two private parking spaces to the front of the property.

## Garden

Enclosed turfed rear garden.

## Council Tax :

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

## Tenure :

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

## PREDICTED EPC

The Predicted EPC Rating for this property is - B

## Measurements :

All measurements have been 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.

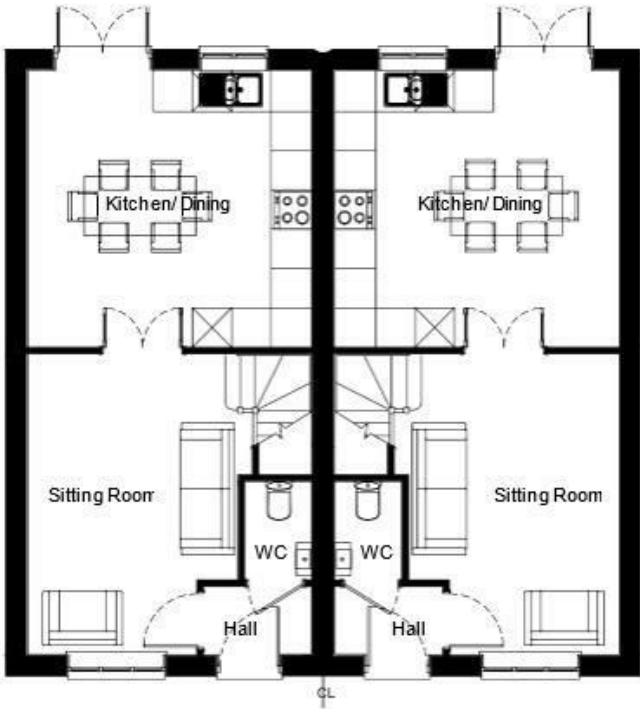
## Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.

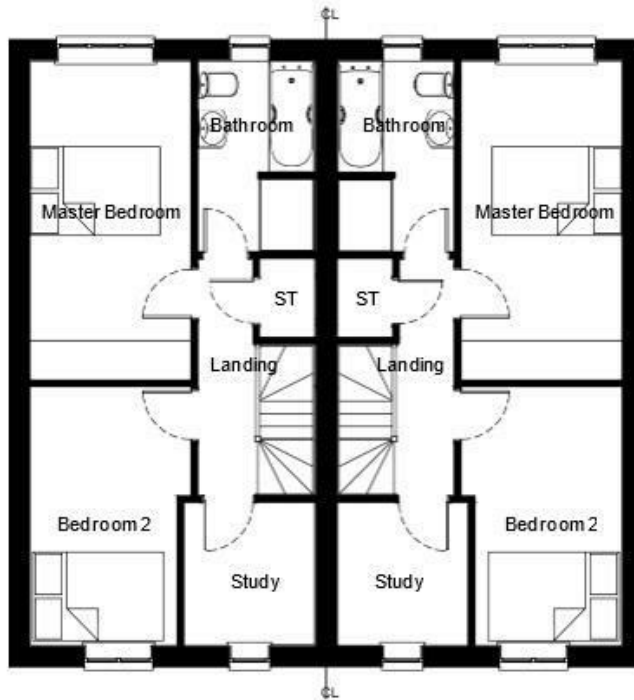
## NEW BUILD SPECIFICATION:

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.

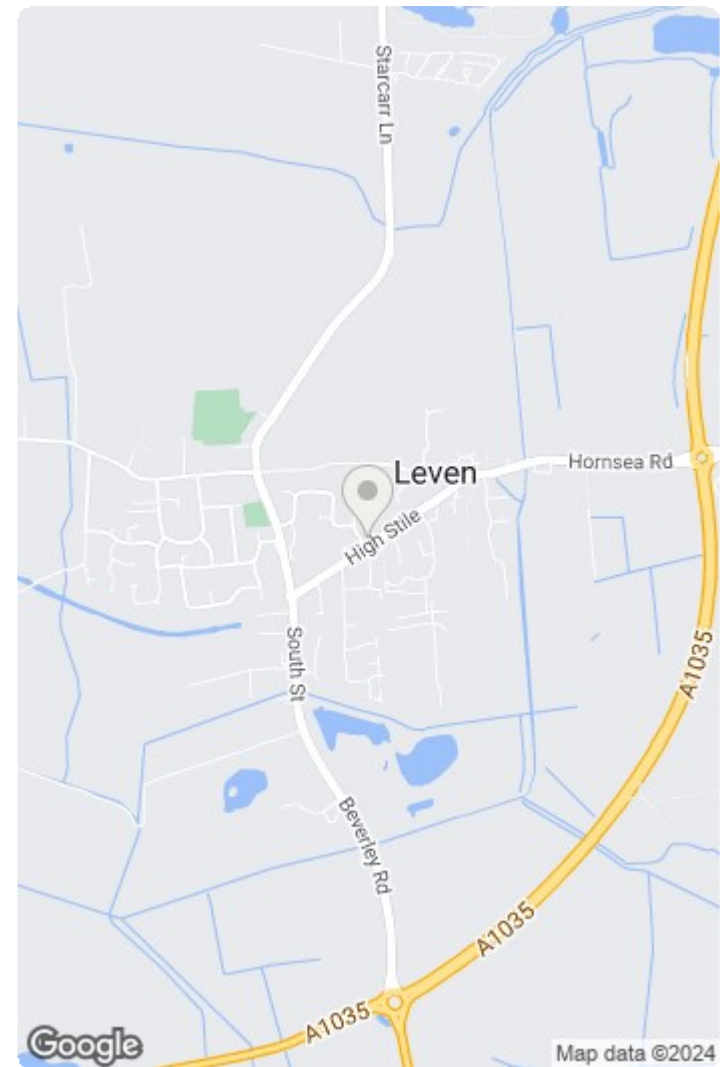




GROUND FLOOR PLAN



FIRST FLOOR PLAN



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

