SYMONDS + GREENHAM

Estate and Letting Agents









Plot 19 The Redwoods, Beverley, HU17 5NE
£390,000

Only Three Plots remaining on the The Redwoods, an exclusive development by Southwell County Homes offering -

- A stunning collection of 4 & 5 bedroom homes, finished to the highest standard — with just 6 plots remaining!
- Prices from £390,000
- Ready to move in subject to second fix.
- 10-year Premier Warranty
- Choice of flooring with East Yorkshire Carpets
- Howdens kitchens with upgrade options
- Turfed & paved gardens with wall or fence boundary
- White-washed oak doors throughout

Please call the new build team on 01482 444200 to book your appointment.

The ‘Dapple’ – Plot 17 (4 Bedroom Detached House)

Study: 8'9" x 6'11" (2.692m x 2.114m)

Sitting Room 15'5 x 11'2

Open Plan Living/Dining/Kitchen: 27'1" x 11'5" (8.280m x 3.490m)

Utility Room: 6'4" x 5'4" (1.939m x 1.647m)

Landing: 9'9" (2.996m)

Bedroom 1: 11'3" x 9'9" (3.439m x 2.972m)

Dressing Room: 4'11" x 3'5" (1.50m x 1.05m)

En-Suite: 7'10" x 4'5" (2.395m x 1.350m)

Bedroom 2: 11'4" x 9'3" (max) (3.458m x 2.842m max)

Bedroom 3: 13'8" x 8'9" (4.182m x 2.692m)

Bedroom 4: 10'6" x 9'3" (3.22m x 2.84m)

Family Bathroom: 8'4" x 7'2" (2.552m x 2.186m)

CENTRAL HEATING
The property has the benefit of gas central heating, a hive heating system, and ideal cylinder boiler.

DOUBLE GLAZING
The property has the benefit of double glazing.

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

TENURE
Symonds + Greenham have been informed that this property is Freehold
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.
Please note: The Redwoods is an active building site with no on-site sales centre. All viewings are strictly by prior appointment with the selling agents.

NEW BUILD SPECIFICATION
Please note all specifications are provided as a guide and may vary between plots. They do not form part of any contract or guarantee. Final confirmed specifications will be issued prior to exchange of contracts.

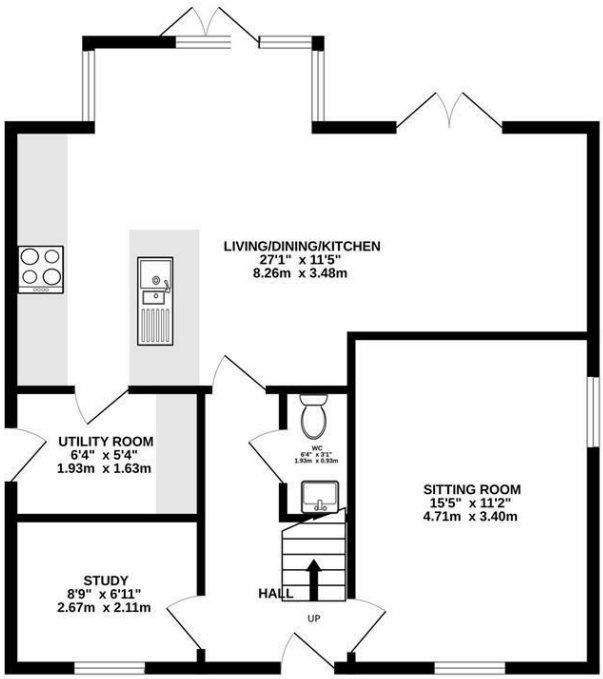
MEASUREMENTS
All measurements are taken from scaled drawings and may be subject to a small margin of error. They should be verified on site once built.

Disclaimer: These particulars are prepared in good faith as a general guide only and do not form part of any offer or contract. No statements should be relied upon as representations of fact.

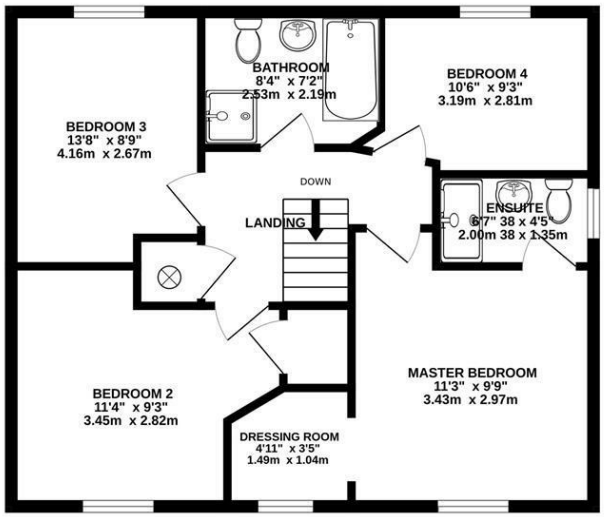
Prospective purchasers must satisfy themselves by inspection or other means as to the accuracy of the information provided before making an offer.

DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

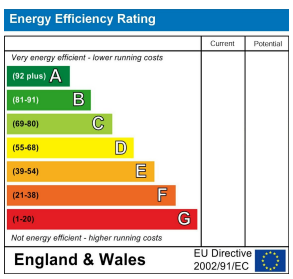


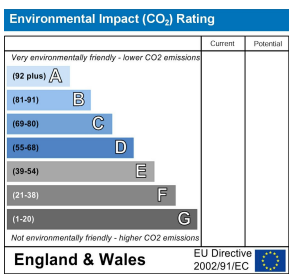
1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

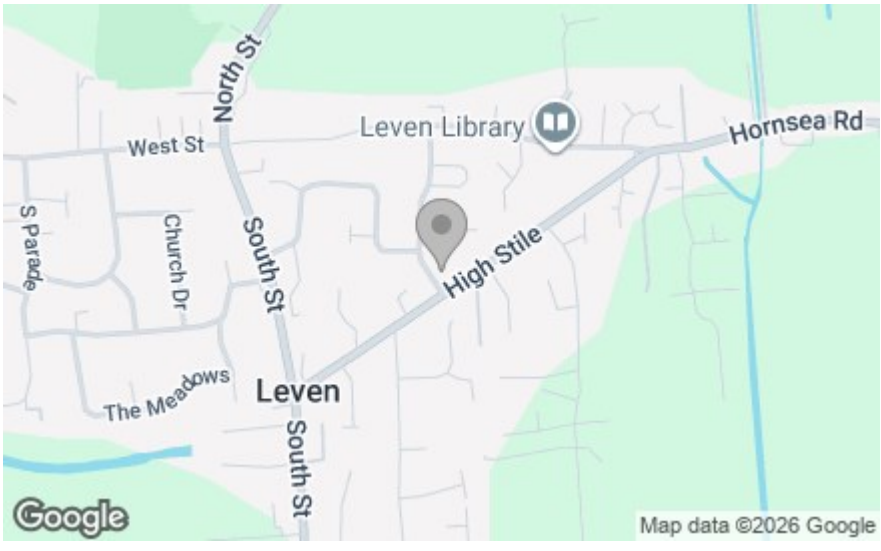


TOTAL FLOOR AREA : 1281sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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