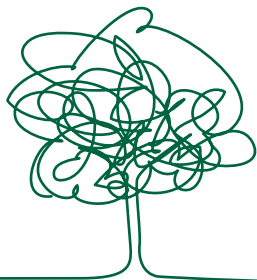


WESTWOOD

Kingswood Parks



A selection of 2, 3 & 4 bedroom
traditional family homes

BEAL HOMES
a total lifestyle concept

Westwood is a development of 2, 3 and 4 bedroom luxury homes set in a new phase for Kingswood Parks.

Each home is ideal for modern family life, boasting spacious, contemporary, living areas with the option to alter layouts to create your own bespoke interior.

There's a wide range of leisure facilities and retail outlets that the whole family can enjoy just a stone's throw away. Nearby you will find high street shops such as Argos, Asda, Boots, Next, Matalan and Comet and popular restaurants including Frankie & Benny's, Chiquito and Pizza Hut. Kingswood also benefits from having its own David Lloyd health and fitness centre, cinema and bowling alley.



THE **BEAL** DIFFERENCE

We are a family owned business with over 40 years' experience of building the finest quality homes in Hull and East Yorkshire.

Our homes are the perfect choice for those who do not want to compromise on style, quality and individuality. With an extensive list of fitted as standard items, designer upgrades and the ability to create bespoke internal layouts - we don't just build houses - we build homes that suit your needs perfectly.





- | | | | | | | | | |
|-------------------------------------|-------------------------------------|------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|------------------------------------|-----------------------------------|----------------------------------|
| CANTERBURY
4 BEDROOM HOME | CARLTON
4 BEDROOM HOME | HAMBLETON
4 BEDROOM HOME | HAXBY
4 BEDROOM HOME | LANGDALE
4 BEDROOM HOME | RUNSWICK
4 BEDROOM HOME | SWALEDALE
4 BEDROOM HOME | THORNTON
4 BEDROOM HOME | WINDSOR
4 BEDROOM HOME |
| BEDALE
3 BEDROOM HOME | BUTTERWICK
3 BEDROOM HOME | DALBY
3 BEDROOM HOME | GLAISDALE
3 BEDROOM HOME | HACKNESS
3 BEDROOM HOME | RIPLEY
3 BEDROOM HOME | ROSEDALE
3 BEDROOM HOME | FARNDALE
2 BEDROOM HOME | APPLEBY
2 BEDROOM HOME |

WESTWOOD

Kingswood Parks

IMPORTANT NOTICE: These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty.

Ability to customize your home with layout changes, upgrades and other options are subject to build status and conditions.

ALL CHANGE AT KINGSWOOD

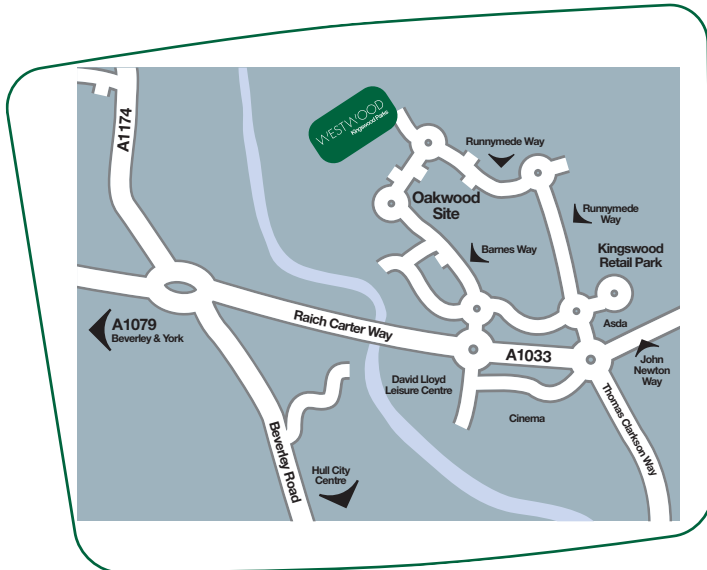
It's an exciting time to be moving to Kingswood Parks, as there are plans to develop the area further and provide an even wider range of facilities for the local community.

The biggest change ahead includes the development of the Kingswood Parks village centre. The proposal for the new centre includes a variety of shops and cafes, a doctor's surgery, pharmacy, nursing home and primary school. It will also benefit from a village green and children's play areas.

If you are looking for family life at the heart of a flourishing community, Kingswood Parks is the ideal place for you.

LOCATION

Westwood has easy access to the A1079 for Beverley and York, together with excellent road links into the city centre. Kingston upon Hull has main-line rail services and connects easily to the motorway network via the A63 to the M62 and M1. Both the Humber side and Robin Hood/Doncaster airports are within easy reach by car.



DISTANCE IN MILES

A63 / M62: 7.5
 HUMBER BRIDGE: 6.5
 HULL CENTRE: 3
 BEVERLEY: 13
 YORK: 32
 HUMBERSIDE AIRPORT: 14.5

BEAL HOMES
www.beal-homes.co.uk

FREEPHONE 0800 612 1216*

Holderness House, Tower House Lane, Hedon Road, Kingston-upon-Hull, HU12 8EE
 Tel: 01482 899114 Fax: 01482 890902 Web: www.beal-homes.co.uk



*Mobile call charges may apply





WESTWOOD

Kingswood Parks

INCLUDED IN THE PRICE OF A BEAL HOME AS STANDARD:

INTERIOR DESIGN OPTIONS	TECHNOLOGY	SAFETY & SECURITY	KITCHEN	ELECTRICAL	PLUMBING & HEATING	GENERAL	ENERGY EFFICIENCY RATINGS
Private appointment at Design Studio							Very energy efficient - lower running costs A 92+ B 81-91 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G
Floor plan layout options							
Bespoke Kitchen design service							
Choice of Dulux wall paint colours							
Extensive selection of Porcelanosa ceramic wall tiles available							
Sky Dish and Digital Radio Aerial							
Sky system ready to 'plug and go'							
Sky+ wired to all TV points							
TV points to Lounge and ALL Bedrooms							
Telephone points to Lounge and ALL Bedrooms							
Security alarm							
Hi-security 5 point door locking system to front entrance							
Security chain and thro' door viewer to front door							
External light fitting to front entrance							
6ft privacy fencing to rear gardens							
Private gate to rear garden							
Security locks to all windows							
Smoke alarm							
Extensive selection of contemporary and traditional doors and worktops							
Stainless steel integrated oven, 5 burner gas hob and chimney extractor							
Integrated dishwasher and fridge							
Stainless steel integrated oven and gas hob with chimney extractor							
Integrated oven, gas hob and extractor							
Chrome downlights included							
Chrome downlights to Bathroom / En-suite(s) / Cloakroom							
Vanity light above all hand basins							
TV and Telephone points to Lounge and all Bedrooms							
Dual-zoned heating system with separate electronic thermostat / 7 day programmer							
Pressurised mains flow central heating system							
Combination boiler heating system							
Individual thermostatic valves to all radiators (except Hallway)							
External tap							
Energy 'Smart Meter'							
Contemporary sanitaryware from Ideal Standard 'Cube' range							
Family Bathroom layout includes bath and separate shower cubicle							
Aqua Lisa thermostatically controlled shower over bath to Family Bathroom							
Fire and surround included							
Turfed gardens to front and rear							
Contemporary covings included to Lounge / Dining / Hall / Landing / Bedroom 1							
Contemporary chrome handles fitted to all doors and windows							
Staircase includes polished oak handrail and white painted spindles							
Up & over style garage doors in oak veneer finish							
Garage floor and internal walls painted							

PLATINUM RANGE	Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General	Energy Rating
The Canterbury	✓	✓	✓	✓	✓	✓	✓	B <83
The Carlton	✓	✓	✓	✓	✓	✓	✓	B <84
The Hambleton	✓	✓	✓	✓	✓	✓	✓	B <83
The Haxby	✓	✓	✓	✓	✓	✓	✓	B <82
The Langdale	✓	✓	✓	✓	✓	✓	✓	B <82
The Runswick	✓	✓	✓	✓	✓	✓	✓	B <83
The Swaledale	✓	✓	✓	✓	✓	✓	✓	B <82
The Thornton	✓	✓	✓	✓	✓	✓	✓	B <82
The Windsor	✓	✓	✓	✓	✓	✓	✓	B <82

GOLD RANGE	Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General	Energy Rating
The Bedale	✓	✓	✓	✓	✓	✓	✓	B <83
The Butterwick	✓	✓	✓	✓	✓	✓	✓	B <82
The Dalby	✓	✓	✓	✓	✓	✓	✓	B <82
The Glaisdale	✓	✓	✓	✓	✓	✓	✓	B <83
The Hackness	✓	✓	✓	✓	✓	✓	✓	B <82
The Ripley	✓	✓	✓	✓	✓	✓	✓	B <81

SILVER RANGE	Interior Design Options	Technology	Safety & Security	Kitchen	Electrical	Plumbing & Heating	General	Energy Rating
The Appleby	✓	✓	✓	✓	✓	✓	✓	B <81
The Farndale	✓	✓	✓	✓	✓	✓	✓	B <82
The Rosedale	✓	✓	✓	✓	✓	✓	✓	B <82

Please note this specification sheet is for guidance only and does not form part of any Contract or Warranty. The details contained in this specification are correct at the time of going to press, however, it is Company policy to continually update and improve our specification and may alter them without notice.

England & Wales EU Directive 2002/91/EC - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.