

TWO BEDROOM, COTTAGE

**7 Newman Drive, Plot P01. Audley Scarcroft Park,
Scarcroft Estate, Leeds, West Yorkshire LS14 3HS
0800 093 8181**

Property specifications:

- Dual-aspect property split over two floors
- Large double bedroom with en suite shower room and built-in double wardrobes
- Second double bedroom
- Third room perfect for use as a study, hobbies room or day room
- Modern Nobilia kitchen and integrated appliances
- Shower room and en suite fitted with elegant white Geberit sanitaryware
- French door from the living room leading out to a terrace, overlooking the landscaped grounds

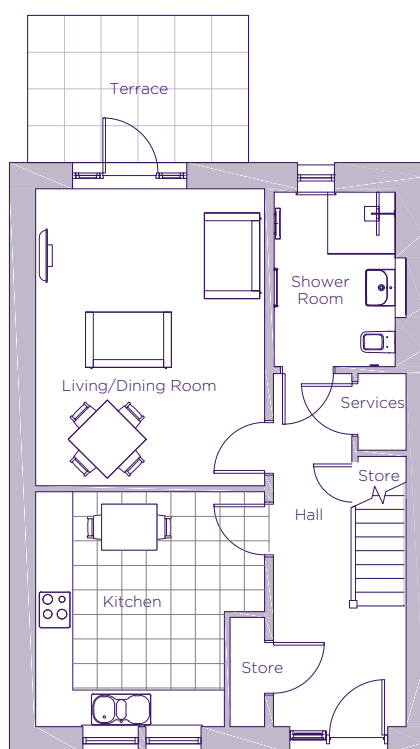
Please see the village brochure and key facts for further information.



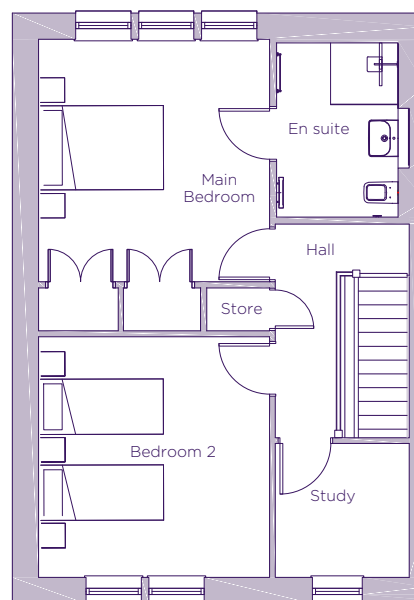
Images for illustration purposes only.

THE LAYOUT

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Ground Floor



First Floor

Internal Measurements	Metric (m)	Imperial (ft)
Kitchen	3.84 x 3.73	12'7" x 12'3"
Living/Dining Room	4.85 x 3.70	15'11" x 12'3"
Main Bedroom	3.95 x 3.77	12'11" x 12'4"
Bedroom 2	3.92 x 3.70	12'10" x 12'3"
Study	2.64 x 2.18	8'8" x 7'2"
Terrace (approx)	3.60 x 2.40	11'10" x 7'10"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. July 2022.