

TWO BEDROOM, GROUND FLOOR APARTMENT

**34 Newman Drive, Hetchell House, Plot H01. Audley Scarcroft Park,
Scarcroft Estate, Leeds, West Yorkshire LS14 3HS
0800 093 8181**

Property specifications:

- Triple-aspect apartment
- Large double bedroom with en suite shower room and built-in double wardrobes
- Second double bedroom
- Modern Nobilia kitchen and integrated appliances
- Additional guest bathroom
- Open plan kitchen and living space with room for dining table
- Bathroom and en suite fitted with elegant white Geberit sanitaryware
- French doors from the living room leading out to private terrace
- Membership to the Audley Club

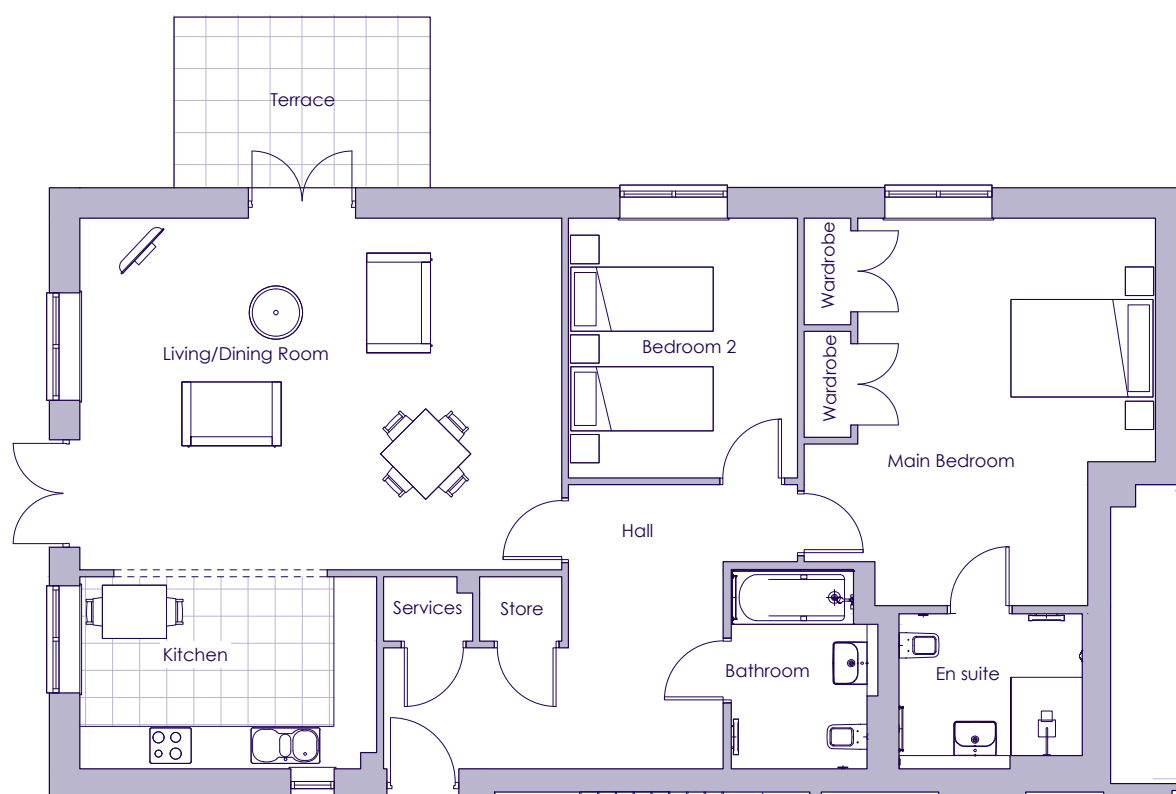
Please see the village brochure and key facts for further information.



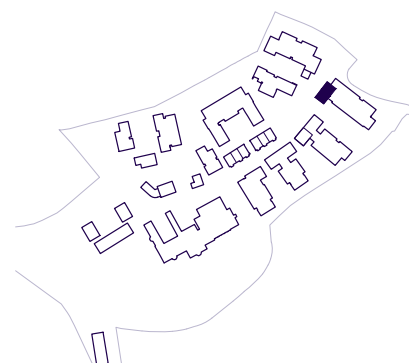
Images for illustration purposes only.

THE LAYOUT

**34 Newman Drive, Hetchell House, Plot H01. Audley Scarcroft Park,
Scarcroft Estate, Leeds, West Yorkshire LS14 3HS**



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	6.78 x 4.96	22'3" x 16'3"
Kitchen	4.18 x 2.71	13'8" x 8'10"
Main Bedroom	5.43 x 4.19	17'10" x 13'9"
Bedroom 2	3.22 x 3.67	10'7" x 12'
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. August 2023.