



KING'S FOLD
KINGSWOOD PARKS



BEAL HOMES
Designed by you

Your New Chapter Awaits

King's Fold sees Beal return to Kingswood Parks for the latest phase of development of this aspirational community.

Following on from the outstanding success of our Kings Vale and Kings Vale II developments, King's Fold offers an opportunity to secure your dream home in one of Hull's most sought-after locations.

Kings Fold buyers can be assured of a prestigious property in a fantastic setting and enjoy all the benefits of our renowned and uniquely personal customer service, to make your new home absolutely perfect for you.





KING'S FOLD

KINGSWOOD PARKS

Aspire Range

- Butterwick
3 bedroom home
- Dalby
3 bedroom home

First Step Range

- Dalton Special
3 bedroom home
- Roxby Special
3 bedroom home
- Rosedale
3 bedroom home
- Brompton Special
2 bedroom home
- Keldy Special
2 bedroom home
- Tribeca
2 bedroom home

Affordable Homes

- Gramercy
2 bedroom home
- Farndale
2 bedroom home
- Cropton
2 bedroom home
- Rented
- Shared Ownership



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As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range
Telephone, data & TV points included	•	•
PV Panels (quantity & position will vary plot by plot)	•	•
Waste water heat recovery	•	•
Safety & Security		
Hi-security multi-point door locking system to front entrance	•	•
External light fitting to front entrance	•	•
6ft privacy fencing to rear gardens	•	•
Smoke & carbon monoxide alarm	•	•
Security alarm		•
Security locks to windows (where applicable)	•	•
Kitchen		
Laminate worktops	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•
Tectonite sink	•	•
Integrated Smeg fridge with ice box		•
Electrical		
Chrome downlights (where applicable)		•
White downlights (where applicable)	•	
7.4kw EV charger	•	•
Plumbing & Heating		
Dual-zoned heating system with separate thermostat	•	•
Combination boiler system	•	•
Walk in glazed shower screen to ensuite (where applicable)	•	•
White towel rails to washrooms		•
Thermostatically controlled shower over bath (where applicable)	•	•
Villeroy & Boch sanitary ware		•
External tap	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•
General		
Carpet flooring	•	•
Laminate flooring to kitchen / dining	•	•
Floor tiling to washrooms	•	•
Electric sockets and light(s) in garage (where applicable)		•
Bi-fold doors		•
French doors	•	
Turfed & landscaped front garden	•	•
Turfed rear garden with 100mm border & gate	•	•
White Handrail and white painted spindles to staircase	•	•
Painted garage walls & floors (where applicable)		•
Roller style garage doors (where applicable)		•
Bicycle locking facility in rear garden (excludes Butterwick)	•	•

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, and shown as a two-dimensional drawing which therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. 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 current legislation, nor do they constitute a contract, part of a contract, or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/KF/2025_V1

The Dalby

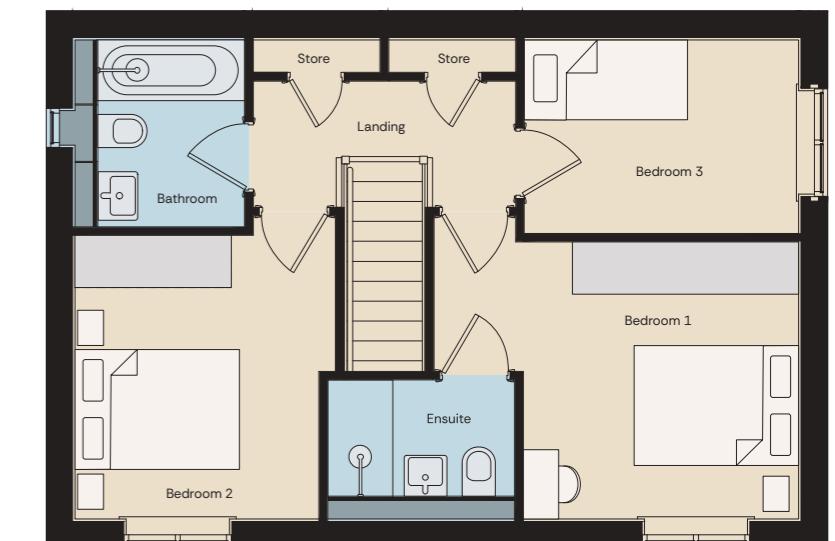
Aspire Range



Ground Floor

Kitchen/Dining	2.94m x 5.51m	9' 8" x 18' 1"
Living	2.94m x 5.51m	9' 8" x 18' 1"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



First Floor

Bedroom 1	3.17m x 3.19m	10' 5" x 10' 6"
Bedroom 2	2.80m x 3.26m	9' 2" x 10' 8"
Bedroom 3	3.16m x 2.23m	10' 4" x 7' 4"



3 Bedrooms 2 Bathrooms



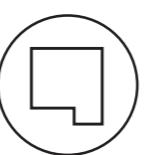
Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors

The Tribeca



2 Bedrooms



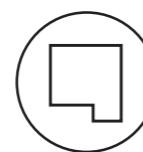
1 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors

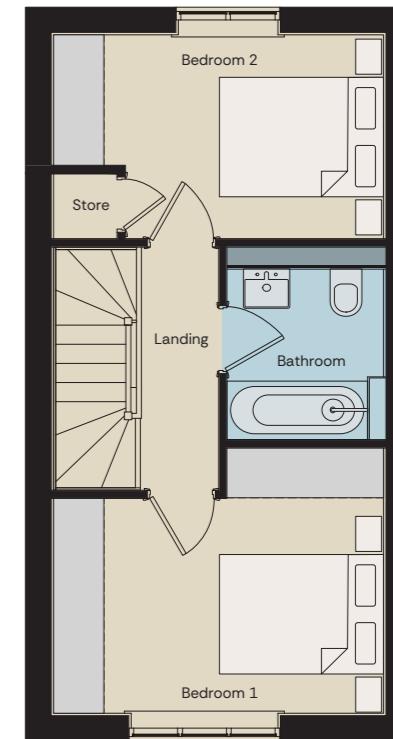


Ground Floor

Kitchen	3.95m x 2.43m	12' 11" x 7' 11"
Lounge/Dining	5.57m x 2.71m	18' 4" x 8' 11"

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First Step Range



First Floor

Bedroom 1	3.95m x 3.17m	12' 11" x 10' 5"
Bedroom 2	2.44m x 3.95m	8' x 12' 11"

The Cropton



2 Bedrooms



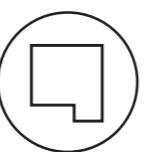
1 Bathrooms



EPC*



Bespoke
Design
Service

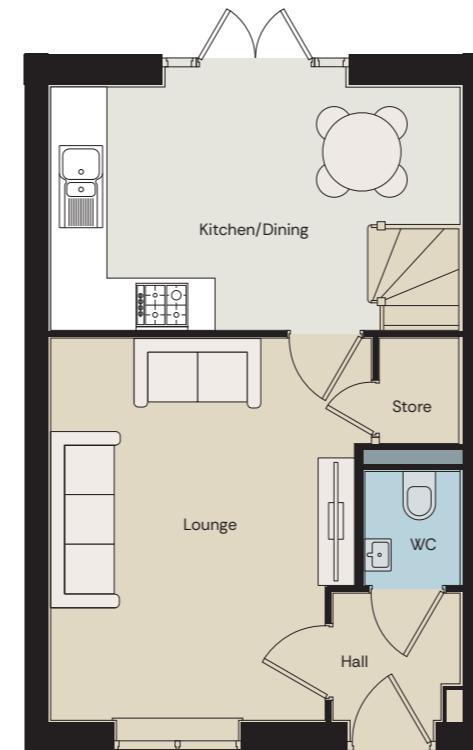


Open Plan
Kitchen/Dining



French
Doors

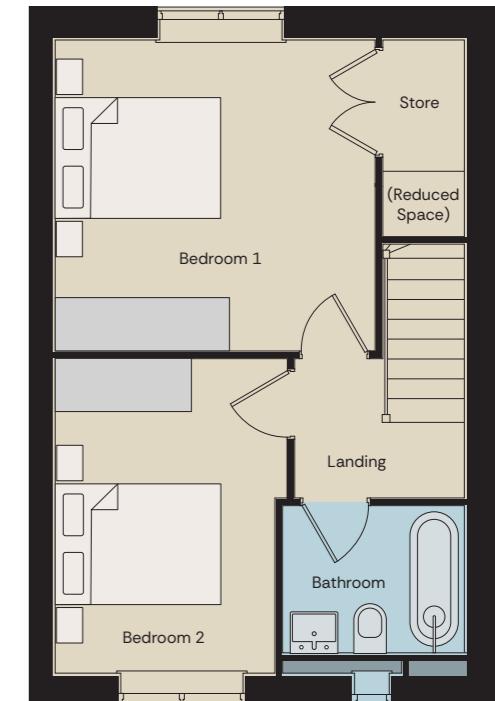
First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"

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First Floor

Bedroom 1	3.65m x 3.63m	11' 1" x 11' 10"
Bedroom 2	2.72m x 3.67m	8' 11" x 12'

The Farndale

First Step

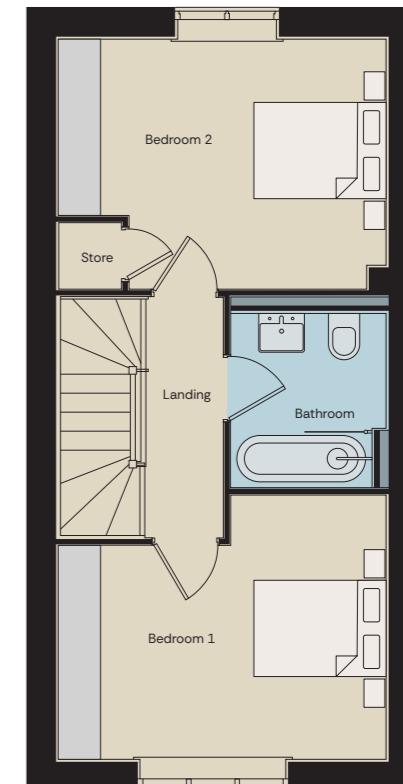
Range



Ground Floor

Kitchen/Dining	3.99m x 3.14m	13' 1" x 10' 3"
Lounge	2.79m x 5.73m	9' 1" x 18' 9"

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First Floor

Bedroom 1	3.99m x 3.33m	13' 1" x 10' 11"
Bedroom 2	3.99m x 3.16m	13' 1" x 10' 4"



2 Bedrooms 1 Bathrooms



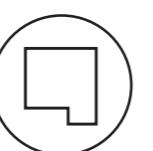
Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



Want to
Know More?

Call us on 07535 167 004
or email kingsfold@beal-homes.co.uk

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Thursday to Monday, 10am - 5pm

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