



QUICK & CLARKE
The Property Specialists

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116 Woodhall Way, Beverley HU17 7DA
£450,000

- Stunning modern property
- Large family house
- Overlooking amenity land to front and side
- Molescroft Primary School catchment
- Double drive/double garage
- Easy to maintain rear garden
- No onward chain
- EPC: B

THE PROPERTY

A beautiful and generous sized family house situated on arguably this sought after development's best plot, having open amenity land to the side and overlooking the park to the front. With a fabulous contemporary styled layout, the property is situated in the Molescroft Primary School catchment area in a convenient location for accessing the town centre. Built to a very high specification by David Wilson Homes and with an array of optional extras, the current owners have enhanced the property further, and there is an easy to maintain rear garden, double garage with underfloor heating and wide driveway. Offered with no forward chain viewing is highly recommended.

LOCATION

The property is located in an enviable position on this recently built development on Woodhall Way. The property has the benefit of amenity land and overlooks Molescroft Pavilion Park to the front. Lying in the Molescroft Primary School catchment, the property is in an ideal location to also access Longcroft School. Woodhall Way leads up to the northern bypass and south via Manor Road into the centre of town.

THE PROPERTY COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'2" x 12'3" max (4.01m x 3.73m max)

Of an L-shape and with a composite front door with glass panel, beautiful porcelain tiled floor, stairs to the first floor and large storage cupboard.

LOUNGE

16'6" x 12'2" (5.03m x 3.71m)

A beautiful light and bright room with windows to three aspects and French doors opening onto the rear garden.

STUDY

9'3" x 9' (2.82m x 2.74m)

Window to front elevation and attractive laminate flooring.

OPEN PLAN DINING KITCHEN

19'11" x 13'5" (6.07m x 4.09m)

The heart of this house, a fabulous room with a superb kitchen with stunning two-toned gloss units and a breakfast bar. Quartz worksurfaces, six ring gas stainless steel hob with matching splashback and extractor over. Inset 1.5 bowl sink and drainer, double oven, integrated wine cooler, dishwasher, fridge and freezer. Boiler concealed in unit, TV mounting on wall and attractive porcelain tiled floor. Bay window to the front elevation and French doors leading out into the garden.

UTILITY ROOM

6'6" x 6'2" (1.98m x 1.88m)

Storage units to match those in the kitchen, space and plumbing for washing machine and tumble drier, door into the garden.

CLOAKROOM

6'11" x 3' (2.11m x 0.91m)

Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin, inset mirror in wall, window to side elevation and a continuation of the porcelain tiled floor from the entrance hall.

FIRST FLOOR

LANDING

Cupboard housing hot water tank, access to a fully boarded out loft which has a pull-down wooden ladder.

PRINCIPAL BEDROOM

17'5" x 12'2" (5.31m x 3.71m)

A generous sized dual aspect room with fitted wardrobes with sliding fronts.

EN-SUITE

6'9" x 5'6" (2.06m x 1.68m)

Three piece sanitary suite comprising pedestal hand wash basin, close coupled WC and shower in enclosure. Chrome heated towel rail and window to rear elevation.

BEDROOM 2

14'7" x 9'5" (4.45m x 2.87m)

Windows to both front and side elevation, built-in wardrobes with sliding mirrored fronts.

BEDROOM 3

11'8" x 8'10" (3.56m x 2.69m)

A double bedroom with window to front elevation.

BEDROOM 4

11'8" x 8'10" (3.56m x 2.69m)

A further good sized room with built-in wardrobes and window to rear elevation.

BATHROOM

8'10" x 6'7" (2.69m x 2.01m)

Four piece sanitary suite comprising pedestal hand wash basin, close coupled WC, panelled bath and separate shower cubicle. Partially tiled walls, window to front elevation and chrome heated towel rail.

OUTSIDE

The property has an attractive frontage being set back from the wide pavement with wrought iron railings which lead from the front down the side of the property. To the front of the house is an area of lawn and to the side a wide tarmac drive which leads down to the double garage and provides ample parking for a number of cars.

DOUBLE GARAGE

17'3" x 17'6" (5.26m x 5.33m)

A generous sized double garage with dual electric up & over doors, electric heated flooring and personnel door providing access into the rear garden. Further access can be gained via a drop down ladder to the garage loft space which is boarded out.

REAR GARDEN

The rear garden is of a generous size for a property of this type, with an "Indian Stone" flagged patio area adjacent to the dining kitchen, which leads onto an artificial lawn. The fencing has been added to with cedarwood slats to create a greater level of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



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. Made with Metrepx ©2021.

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.