



175 Woodhall Way, Beverley HU17 7JU
£425,000

- Molescroft Primary School catchment
- Large four bed family house
- Southerly facing rear garden
- Fantastic light, bright and homely feeling
- Double garage and parking
- Three reception rooms, four bedrooms
- Close to Longcroft Secondary School
- EPC Rating: TBC

THE PROPERTY

With a superb light, bright and homely feel, this fantastic family house offers flexible and versatile accommodation which extends to approximately 1500 sq ft. Boasting a Southerly facing garden, double garage and parking, the property has been updated over time and extended to create a fabulous garden room overlooking the rear garden to the Southerly aspect. Located in the Molescroft Primary School catchment and relatively close to Longcroft Secondary School, the property also provides a superb base for accessing the amenities of Beverley with the house being ideally located in the most sought after Molescroft area.

LOCATION

The property is located on Woodhall Way relatively close to its junction with Driffield Road. This superb location provides ease of access to both the primary and secondary school and the amenities of Beverley.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops including many high street chains, numerous public houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'7" x 6'6" (3.23m x 1.98m)
A wide and welcoming entrance hall with a uPVC front door with a glass panel and further windows to either side as well as the front elevation, engineered oak flooring and stairs to the first floor accommodation, cloaks cupboard and a door leads through to the:

DOWNSTAIRS CLOAKROOM

7'0" x 6'11" (2.13m x 2.11m)
With a two piece sanitary suite comprising a low level WC and vanity hand wash basin, fitted cupboards and a further storage cupboard under the stairs, engineered oak flooring and a window to the front elevation.

LIVING ROOM

20'4" x 11'11" (6.20m x 3.63m)
A very generous sized room, the focal point being a white Adam style fireplace housing a gas living flame fire with marble hearth and back. With a window to the front elevation and double timber glass panelled doors opening into the garden room and a further door leading directly through into the kitchen.

GARDEN ROOM

11'11" x 11'4" (3.63m x 3.45m)
A superb extension to this property with bi-fold doors to the Southerly aspect and facing on to the rear garden. A further window to the side elevation and a door leading through into the kitchen.

SITTING ROOM

11'8" x 10'4" (3.56m x 3.15m)
Offering versatility of living space and lying between the kitchen and the entrance hall and with a window to the side elevation.

BREAKFAST KITCHEN

17'9" x 10'4" (5.41m x 3.15m)
Providing a generous range of wall and base storage units with white fronts and butchers block laminate work surfaces and ceramic tiled splashbacks, stainless steel sink and drainer, four ring gas hob with an extractor over, integrated oven and grill, space and plumbing for washing machine, dishwasher and tumble dryer and a farmhouse door opening onto the garden with a window to one side.

FIRST FLOOR

LANDING

15'3" x 13'6" maximum (4.65m x 4.11m maximum)
With a window to the side elevation and a generous sized airing cupboard housing the hot water tank.

BEDROOM 1

17'2" x 10'5" maximum (5.23m x 3.18m maximum)
With built in cupboards and light and airy feel courtesy of its windows to two aspects. A door leads through into the:

EN-SUITE SHOWER ROOM

5'9" x 5'9" (1.75m x 1.75m)
With a three piece sanitary suite comprising a vanity hand wash basin, corner shower cubicle, low level WC, Travertine tiled walls and floor, window to the side elevation and a chrome heated towel rail.

BEDROOM 2

12'9" x 11'10" (3.89m x 3.61m)
With a built in wardrobes and a window to the rear elevation.

BEDROOM 3

13'7" x 7'1" (4.14m x 2.16m)
With a window to the front elevation.

BEDROOM 4

9'5" x 7'5" (2.87m x 2.26m)
Currently used as a study and with a window to the front elevation.

BATHROOM

7'8" x 5'9" (2.34m x 1.75m)
With a three piece sanitary suite comprising a modern 'P' shaped bath with separate shower over, low level WC, pedestal hand wash basin, chrome heated towel rail, Travertine tiled walls and floor and a window to the side elevation.

OUTSIDE

One of the key features of this property is the fantastic garden. The front garden is laid to lawn and sits behind a brick wall with a generous range of mature shrubs and trees. A wide tarmac drive leads down to the double garage.

DOUBLE GARAGE

18'5" x 7'8" (5.61m x 2.34m)
With an up and over door and a window to the rear elevation. A door leads through onto the garden.

INTERNAL BOILER HOUSE

Within the garage and housing the floor mounted gas boiler.

REAR GARDEN

Southerly facing and relatively private, the rear garden has a central lawn which is surrounded by mature and well stocked flower borders. There is a patio area adjacent to the garden room with a further seating area and a pergoda to the rear. There is also a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has majority uPVC double glazing.

TENURE

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

VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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



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