



Willow Lodge, 101 Hull Road
Woodmansey, Beverley, East Yorkshire HU17 0TH
Offers over £400,000

WP WOOLLEY
& PARKS

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MODERN, ENERGY EFFICIENT, EXECUTIVE LINK-DETACHED HOME
360° VIRTUAL TOUR AVAILABLE ONLINE***

This stunning family home is one of a pair of Link-Detached properties, built to exacting and highly efficient specifications in 2016, occupying a generous plot in a highly convenient location between Beverley and Hull. Having been maintained to the highest of standards since purchase, the property offers a beautifully presented, generously proportioned and versatile arrangement of accommodation, briefly comprising Entrance Hall, Cloaks/WC, Lounge with Log Burner, Study/Playroom, Dining/Day Room open plan to the Kitchen and Utility Room, with Four Bedrooms, En-Suite to the Main and a house Bathroom. Outside, the property offers ample parking for several vehicles as well as a single garage, with pleasant lawned gardens to the front and rear. A viewing is essential to fully appreciate the many fine qualities of this remarkable home!

Entrance Hall 17'9" max x 9'3" max (5.41m max x 2.82m max)

An attractive entrance, with canopy porch, features a modern composite door with double glazed panel detail, opening into a bright and welcoming hallway. Boasting quality oak effect laid flooring, radiator and an attractive turning staircase with built-in store cupboard below.

Cloaks/WC 6'0" x 4'6" (1.83m x 1.37m)

A white suite comprises WC and vanity wash basin with fitted cabinet and drawers below. With splash back tiling, radiator, extractor fan and double glazed window. The cloakroom was designed to be able to accommodate a shower facility, if required.

Study/Playroom 10'3" x 9'10" (3.12m x 3.00m)

A versatile reception room, currently used as a home office/study, but equally suited as a play room, snug or perhaps a ground floor bedroom. With oak effect flooring extending through from the Hallway, radiator, access hatch to separate loft space and a double glazed window to the front elevation. There are connection points for TV, telephone and broadband internet.

Lounge 17'9" x 12'9" (5.41m x 3.89m)

A wonderfully light and airy space of excellent proportions, with a double glazed walk-in bay to the front elevation and two further double glazed windows to the side elevation. With oak effect flooring, two radiators, electric sockets with USB points, TV/Telephone and Ethernet points, and oak framed, glazed panel internal double doors to both the Hallway and Day Room. The attractive log burning stove sits centrally to one wall, with a granite composite hearth and back, creating an appealing focal point.

Dining/Day Room 22'9" x 9'9" (6.93m x 2.97m)

A fantastic reception space, open plan to the Kitchen, extending across the rear of the property, with double glazed French doors and a window offering access and views on to the rear garden. With versatility of use, the room easily accommodates both dining and seating areas, featuring a continuation of the oak effect flooring, two radiators, TV/Ethernet connection points and a run of base and wall units matching those of the Kitchen.

Kitchen 10'6" x 9'9" (3.20m x 2.97m)

A comprehensive fitment of base, wall and drawer units is finished in a white, high-gloss laminate with contrasting granite effect work surfaces, composite sink unit with water softener and splash back tiling. Integrated appliances include an induction hob beneath a contemporary, angled extractor cowl, electric oven/grill, microwave, dishwasher and fridge freezer. With double glazed window to the rear elevation and external door leading out to the garden.

Utility 9'10" x 6'5" (3.00m x 1.96m)

Open plan to the kitchen, featuring a range of base and wall units to match the Kitchen, with granite effect work tops and splash back tiling. Under-counter recess for freestanding washing machine, 'Viessman' combi boiler, radiator and 'Velux' roof light.

First Floor Landing

An attractive space with double glazed window providing natural light over the staircase, radiator, loft access hatch and built-in linen cupboard.

Main Bedroom 14'3" max x 12'10" (4.34m max x 3.91m)

A sizeable double room with radiator, TV/Ethernet points, electric sockets with USB points, double glazed window to the front elevation and a fitted air conditioning unit.

En-Suite 8'8" x 4'9" (2.64m x 1.45m)

A white suite comprises of a double width shower enclosure, vanity wash basin with fitted cabinetry and a WC with concealed cistern. Attractively tiled, chrome towel radiator, extractor fan and double glazed window.

Bedroom Two 12'9" x 9'10" (3.89m x 3.00m)

With radiator, TV/Ethernet points and a double glazed window to the rear elevation.

Bedroom Three 10'6" x 9'9" (3.20m x 2.97m)

With radiator, TV/Ethernet points and a double glazed window to the rear elevation.

Bedroom Four 10'6" x 9'3" (3.20m x 2.82m)

Currently set up as a dressing room, with fitted wardrobes that shall be removed unless agreed by separate negotiation. With radiator, TV/Ethernet points and a double glazed window to the front elevation.

Bathroom 9'6" x 6'0" (2.90m x 1.83m)

A white suite comprises of a panelled bath with shower over and glass side screen, vanity wash basin with fitted cabinetry and a WC with concealed cistern. With chrome towel radiator, extractor fan, attractive tiling and double glazed window.

External

From the road, the property is accessed via a block paved driveway which is shared with the neighbouring property. A walled front boundary, with wrought iron railing detail, features a hand gate for pedestrian access. There is ample parking in front of the house and garage, with an attractive lawned garden alongside and pathway access to the side of the house.

*Note - There has previously been planning permission accepted for the property to have it's own access from the road, via a kerb that is already dropped, rather than approaching over the shared access. This planning has now lapsed but further enquiries could be made if required.

Garage 17'6" x 9'6" (5.33m x 2.90m)

With electric up and over door from the driveway, personnel door to the garden, electric lighting and power sockets.

Garden

The rear garden features excellent perimeter fencing and is afforded a fair degree of privacy. Predominantly lawned with occasional shrubbery, climbing plants and trees. An Indian sandstone terrace spans the width of the property, immediately behind the house, with a timber shed and bin store at either end. There are external electric sockets to the rear and side elevations, plus a cold water tap.

Location

The property is situated on Hull Road, the A1174, which is a well used route connecting Beverley and Hull, with excellent public transport links between the two, making this a highly convenient location. Saturday Market, at the centre of Beverley is less than 3 miles away by road and there are many amenities within easy walking distance. In the other direction, the Kingswood Leisure and Retail Park is within 3.5 miles. The property lies within the catchment area for the highly regarded boys Beverley Grammar School and girls Beverley High School.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Services

The property enjoys the benefits of mains gas, electricity, water and drainage. The solar panels are owned and provide a feed in tariff with quarterly payments (further details can be provided). With ultra efficient roof, walls and glazing, the property is extremely energy efficient, as is evident in the A rated Energy Performance Certificate.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

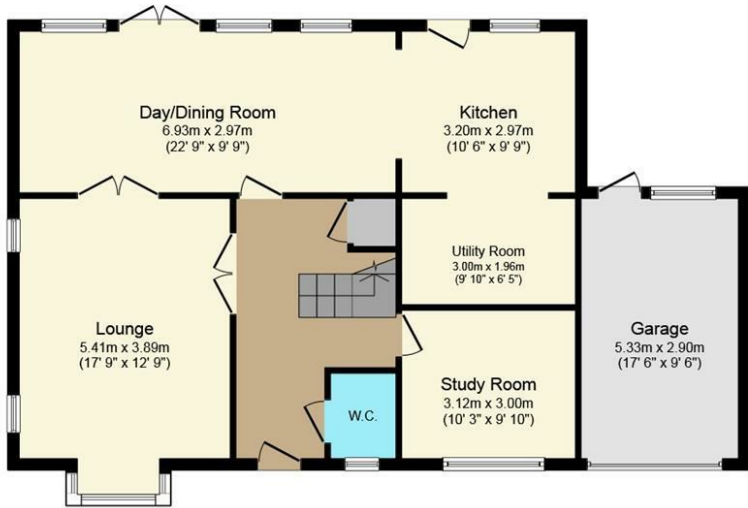
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

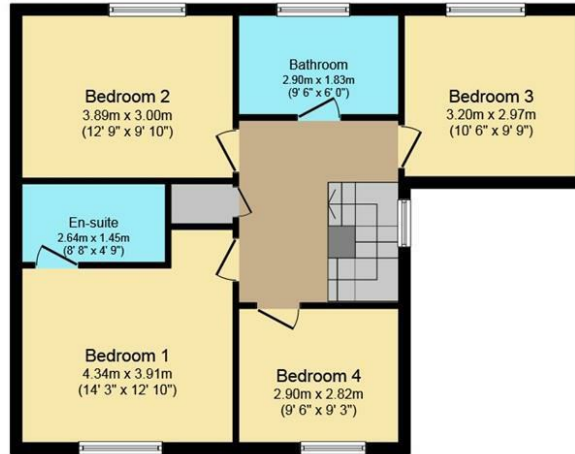
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor

Floor area 95.8 sq. m. (1,031 sq. ft.) approx



First Floor

Floor area 64.3 sq. m. (692 sq. ft.) approx



Total floor area 160.1 sq. m. (1,723 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

