



74 Poplars Way
Beverley, East Yorkshire HU17 8PU
Asking price £318,500

WP WOOLLEY
& PARKS

74 Poplars Way, Beverley, East Yorkshire HU17 8PU

AN ATTRACTIVE DETACHED FAMILY HOME IN A POPULAR LOCATION

Situated in a popular South-Beverley location, with far-reaching views towards the glorious Westwood Pasture, this generously proportioned and well-presented detached property could be ideal for those seeking a family home within the catchment area for the sought after Grammar and High schools. The accommodation briefly comprises of Entrance Hall with Cloakroom and Utility Cupboard, Lounge, Dining Room, Breakfast Kitchen and a sizeable Conservatory to the ground floor, with four good Bedrooms, En-Suite to the Main Bedroom and a house Bathroom. Outside there are pleasant gardens to the front and rear, with driveway parking and a single garage.

Entrance Hall

A painted timber entrance door, with glazed inserts, opens to a welcoming hallway with laminate flooring and radiator.

Cloakroom 7'9" x 3'3" (2.36m x 0.99m)

A coloured suite comprises WC and pedestal hand basin, with timber wall panelling, ceiling coving, radiator and extractor fan. Access off to a useful utility cupboard, with wall mounted gas central heating boiler and plumbing for a washing machine.

Lounge 15'6" x 12'3" max plus bay (4.72m x 3.73m max plus bay)

A generous reception room features a double glazed, walk-in bay to the front elevation, with ceiling coving, two radiators and oak effect laminate flooring. A living flame gas fire, set within a granite composite hearth and back with dark wood mantelpiece, creates an appealing focal point.

Dining Room 10'8" x 8'10" (3.25m x 2.69m)

With ceiling coving, oak effect laminate flooring, radiator and sliding patio doors to the Conservatory.

Kitchen 14'7" x 10'9" (4.45m x 3.28m)

Comprehensively fitted with a quality range of base, wall and drawer units in a cream Shaker style finish, with solid wood work surfaces incorporating a breakfast bar, inset Belfast sink and splash back tiling. A dual fuel 'Rangemaster' cooker sits beneath a matching extractor cowl, with space for a dishwasher and free-standing fridge freezer. With oak laminate flooring, radiator, timber framed window and timber panel door leading through to the Conservatory.

Conservatory 23'9" x 8'3" deepens to 12'0" (7.24m x 2.51m deepens to 3.66m)

Spanning the width of the house, this spacious conservatory extension has significantly added to the living area, with uPVC double glazing and double doors to the garden, laminate flooring and ceiling fan.

First Floor Landing

With ceiling coving, sealed unit double glazed window, radiator, built-in cupboard and built-in airing cupboard above the staircase. Loft access hatch off.

Bedroom One 15'9" max x 13'0" max (4.80m max x 3.96m max)

A generous main bedroom features twin double glazed windows to the front elevation, ceiling coving, radiator and a bank of mirror-fronted fitted wardrobes.

En-Suite 6'7" x 5'3" (2.01m x 1.60m)

A white suite comprises shower enclosure, wall mounted wash basin and WC, with splash back tiling, radiator, extractor fan and sealed unit double glazed window.

Bedroom Two 10'4" x 10'3" (3.15m x 3.12m)

With a double glazed window to the front elevation, ceiling coving, radiator and mirror-fronted fitted wardrobes.

Bedroom Three 12'0" x 7'9" (3.66m x 2.36m)

With ceiling coving, radiator and sealed unit double glazed window to the rear elevation.

Bedroom Four 8'11" x 8'0" (2.72m x 2.44m)

With ceiling coving, radiator and sealed unit double glazed window to the rear elevation.

Bathroom 6'6" x 6'5" (1.98m x 1.96m)

A white suite comprises of a panelled spa bath with shower above and glass side screen, wall mounted wash basin and WC. With splash back tiling, ceiling coving, radiator and sealed unit double glazed window.

External

The property offers wonderful kerb-appeal, standing back from the road with a driveway approach and an open lawned garden, with planted borders, paved pathway and a silver birch tree.

Garage 11'9" x 7'9" (3.58m x 2.36m)

With up and over door, electric lighting and power sockets.

Rear Garden

The rear garden is predominantly lawned with established planted and gravelled borders, and a paved patio terrace providing excellent space for outside entertaining and al-fresco dining. With fenced perimeters and hand gate access from a side passageway, external lighting and sockets, plus a summer house.

Agents Note

It is understood that outline planning permission has been approved for a proposed

development on the land to the rear of the property. Further details of the plans can be obtained via the local authority public access planning portal.

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.

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.

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:

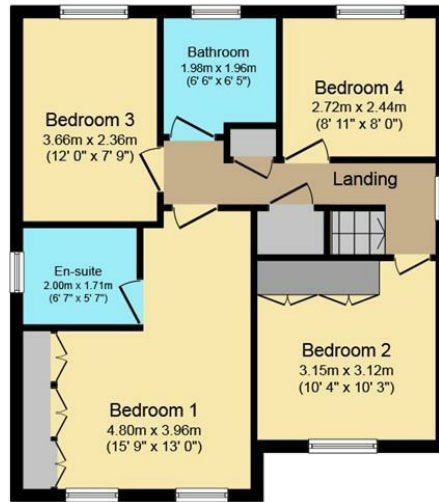
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor

Floor area 91.0 sq. m. (980 sq. ft.) approx



First Floor

Floor area 57.0 sq. m. (614 sq. ft.) approx



Total floor area 148.0 sq. m. (1,593 sq. ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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			81
(81-91) B			
(69-80) C		67	
(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	

