



14 Oak Tree Drive
Beverley, East Yorkshire HU17 7BD
Offers over £260,000

WP WOOLLEY
& PARKS

14 Oak Tree Drive, Beverley, East Yorkshire HU17 7BD

* AN IMMACULATE DORMER BUNGALOW IN A PRIME LOCATION *
360° VIRTUAL TOUR AVAILABLE ONLINE *

This immaculately presented dormer bungalow has been beautifully updated and modernised to provide a stylish home that would suit any buyer. Having undergone a huge transformation boasting a high specification to the finish, versatile living and a neutral décor throughout. Each room has been adapted to maximise on space and storage with plenty of natural light throughout. The property offers a warm and inviting entrance hall plus formal lounge, updated shower room, open plan Wren fitted kitchen complete with superb day room extension, separate dining room or additional bedroom plus main bedroom complete with fitted

Entrance Porch 3'5" x 3'0" (1.05m x 0.93m)

A modern composite entrance door with double glazed panel opens to a porch space with tiled flooring.

Entrance Hall 7'4" x 3'8" (2.26m x 1.13m)

With oak effect flooring, ceiling coving, radiator and a built in storage cabinet. Wall mounted 'Hive' thermostat.

Lounge 14'6" x 13'1" (4.42m x 4.01m)

A generous reception room features double glazed windows to the front and side elevations, allowing in plenty of natural light. With ceiling coving, dado rail, two radiators, TV point and oak effect flooring. A living flame gas fire, set within a granite composite hearth and back with painted mantelpiece surround, creates a wonderful focal point.

Shower Room 8'5" x 5'5" (2.58m x 1.66m)

A modern white suite comprises of a double width, walk-in shower enclosure, vanity wash basin with cabinet below and a WC. With attractive wall and floor tiling, chrome towel radiator, back-lit vanity mirror, extractor fan and a double glazed window to the side elevation.

Bedroom 12'9" x 10'2" (3.91m x 3.12m)

A spacious double room is extensively fitted with a quality range of wardrobes, bedside cabinets and sideboard, and features oak effect flooring, radiator, TV point, ceiling coving and a double glazed window to the front elevation. There is also a further storage cupboard below the staircase.

Dining Room/Bedroom 11'9" x 9'9" (3.6m x 2.98m)

With ceiling coving, dado rail, radiator, oak effect flooring and double glazed sliding patio doors leading out.

Kitchen 13'2" x 8'9" (4.02m x 2.67m)

A beautifully appointed kitchen features a stylish range of base, wall and drawer units in a high-gloss laminate finish with wood effect work surfaces and up-stands,

and a stainless steel sink unit. Integrated appliances include an electric oven and microwave, gas hob with extractor hood and glass splash-back, dishwasher, washing machine, tumble dryer and a fridge freezer. With ceiling coving, oak effect flooring and a double glazed window to the side elevation.

Day Room 7'10" x 6'6" (2.39m x 2.00m)

Open plan to the Kitchen, with oak effect flooring, ceiling coving, radiator, double glazed window to the side elevation and double glazed sliding patio doors leading out to the garden.

First Floor Bedroom 11'4" x 10'4" (3.47m x 3.15m)

A double bedroom with double glazed dormer window, fitted wardrobes, wall light points and a radiator.

En-Suite 11'4" x 4'4" (3.47m x 1.34m)

With shower enclosure, pedestal wash basin, bidet and WC. Splash back wall tiling, radiator, extractor fan and double glazed dormer window.

External

The property boasts a block paved frontage for ease of maintenance and allowing ample space for vehicle parking. The Block paving continues along the side of the property, giving access to the garage.

Garage

A pre-fabricated, sectional panel garage with up and over door from the driveway, personnel door from the garden, electric lighting and power sockets.

Garden

The rear garden has been attractively landscaped for ease of maintenance, being largely paved with planted borders and a decked terrace with artificial turf laid over. With secure fenced perimeters and wrought iron railing with gate from the driveway.

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.

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 physical 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).

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.

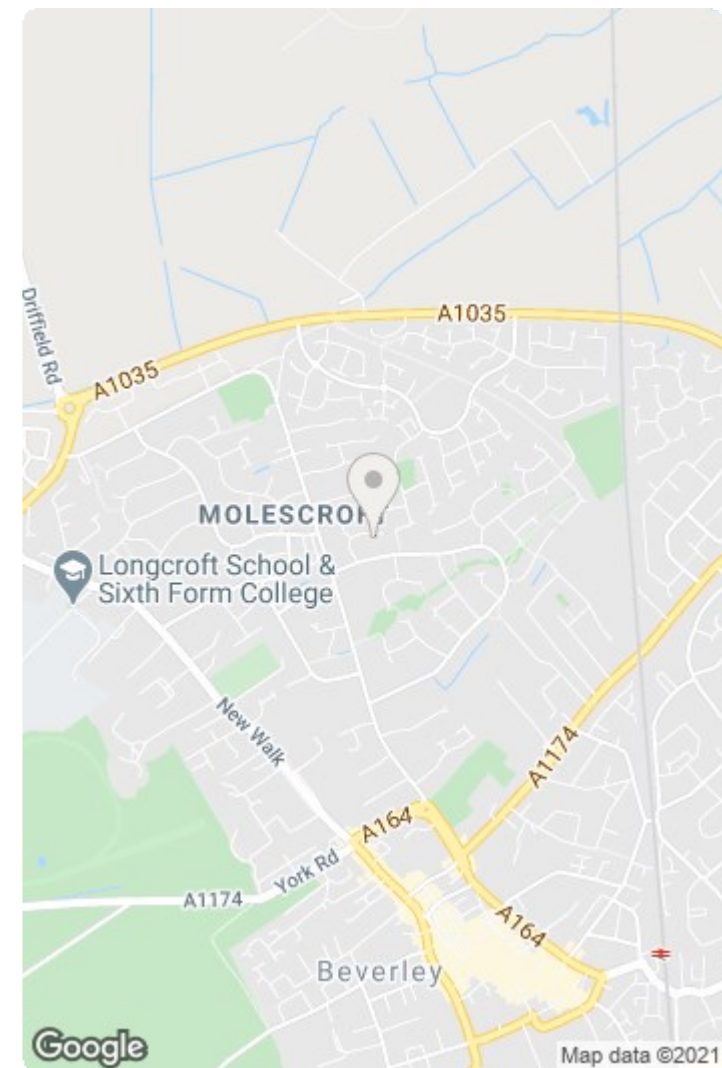
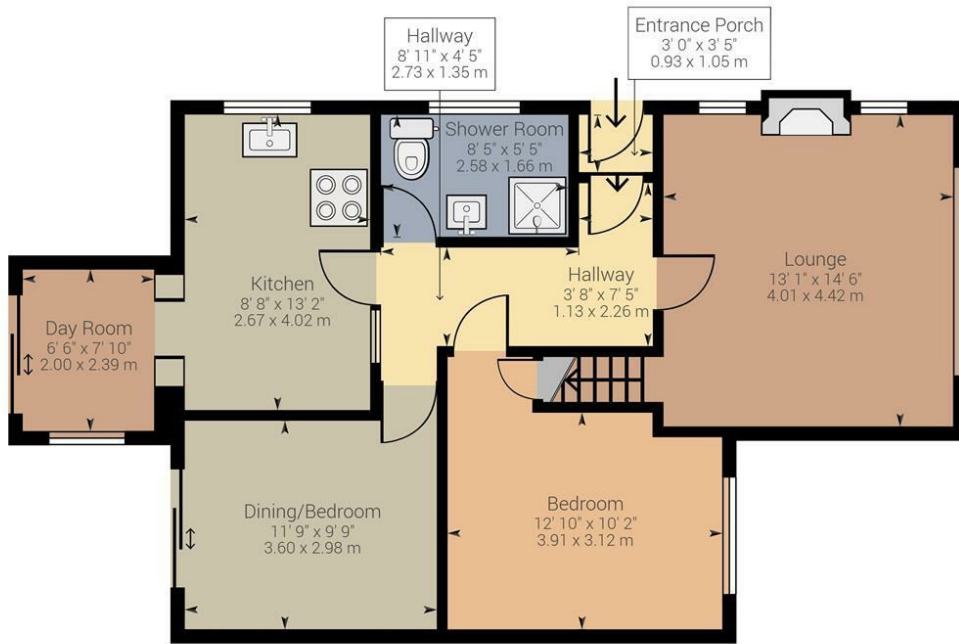
Disclaimer:

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.





Approximate net internal area: 972.98 ft² / 90.4 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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		

