



£465,000

22 Deer Park Way,
Beverley

HEATING AND INSULATION

The property has gas-fired central heating, uPVC double glazing and solar panels.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



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22 Deer Park Way, Beverley, HU17 8RN

A substantial modern 5 bedroom executive style detached house on this well regarded development on the south side of Beverley. The property has been thoughtfully extended by the current owners to add an extra reception room to the ground floor and another double en suite bedroom to the first floor. There is also a double garage and solar panels with a feed in tariff. The property offers superb spacious (1,681 sq ft) accommodation amounting to as it is but may also offer the opportunity to alter the layout, particularly to the ground floor to provide alternative options such as combining the kitchen and dining room to create a larger open space. With gas fired central heating and full double glazing the accommodation comprises: Entrance Hall, through Living Room, with a Conservatory to the rear, a through Family Room which could possibly be split to provide a ground floor Study and other space, Dining Room, modern fitted Kitchen with a range of integral appliances and WC Cloaks. To the first Floor is a Master Bedroom with En Suite Shower Room, a Guest Bedroom with En Suite, 4 piece Bathroom (including separate shower unit) 2 further Double Bedrooms, a single Bedroom and a House Bathroom. To the front of the property there is a lawned garden and an attractive portico leads to the front door. A spacious double driveway leads to a detached Double Garage with twin up and over doors and a courtesy door to the rear garden. The rear garden is south facing and remarkably private in nature as the property to the rear has a gable end facing it with no first floor windows. There is a large area of patio, artificial lawn and a large pergola (currently housing a hot tub). Solar panels to the rear roof with a feed in tariff. This great family home is ready to move into but also offers the potential for some rearrangement to suit. The nearby Deer Park Way play area and open recreational field is also likely to appeal to families. An early internal inspection is highly recommended to appreciate all it offers but our 360 degree tour will also give a great inside view.



The property is located on a street off Lincoln Way on the south side of Beverley. There is a play park and recreational field at the end of the street. Local amenities include a range of shops on Lincoln Way, further shops and a supermarket at the nearby Morrisons site as well as all that Beverley town centre has to offer. The location provides good access to Beverly town centre, Hull and the wider road network via the nearby A1079 and A164.

ACCOMMODATION

Entrance Hall

WC Cloaks

Living Room - a spacious through room.

Conservatory - uPVC double glazed.

Family Room - another spacious through room that may offer the potential to be split to create a ground floor study and other useful space.

Dining Room - a good sized dining room. Some buyers may wish to combine this with the adjoining kitchen to create a larger space.

Kitchen - A very attractively fitted modern kitchen with base and wall mounted fitted units. Integral appliances include: dishwasher, double oven, microwave, wine fridge and 5 ring gas hob with filter canopy over.

First Floor Landing

Master Bedroom - a double bedroom with extensive fitted wardrobes.

En Suite Shower Room - attractively fitted three piece suite.

Guest Bedroom - a spacious double bedroom.

En Suite - an attractive 4 piece suite including a bath and separate shower unit.

Bedroom 3 - a double bedroom with fitted wardrobes.

Bedroom 4 - a double bedroom with fitted wardrobes currently used as a study.

Bedroom 5 - a single bedroom.

House Bathroom - a four piece bathroom with separate shower unit and bath.

OUTSIDE

Front Garden - an plan lawned garden with a portico leading to the front door.

Double Garage - with a spacious double driveway leading to it. Brick built with a pitched roof, twin up and over doors, power, light, water and a courtesy door to the garden.

Rear Garden - a spacious garden, south facing and quite private as just one gable end overlooks it which has no first floor windows. Spacious patio area, artificial lawn and timber pergola. Gate giving access to the front.

Solar Panels - the rear roof has solar panels with a feed in tariff.

