



90 Hull Road, Woodmansey, Beverley, East Riding of Yorkshire, HU17 0TH

FINE & COUNTRY

IMPRESSIVE CONTEMPORARY FAMILY HOME MINUTES FROM BEVERLEY



This striking six-bedroom detached home offers around 3,300 SQ FT of beautifully designed living space. Finished to a high specification throughout, it combines modern efficiency with luxurious comfort, including air source heating, underfloor heating throughout the ground floor and all first floor bathrooms and a low-maintenance landscaped garden that's perfect for entertaining. With a huge open-plan living kitchen, double garage and flexible rooms ideal for family life or home working, it's a stand-out property just five minutes from Beverley.

From the moment you step inside, it's clear this property has been built with care and attention to detail. The open-plan living/dining kitchen is simply remarkable—spanning 800 SQ FT with bi-fold doors opening to a purpose-designed outdoor entertaining space. It's ideal for gatherings all year round. There is a further living room and study at the end of the hall.

The kitchen features top-of-the-range appliances including a steam oven, warming drawer, wine fridge, and Quooker tap, all centred around a large island perfect for family life.

Upstairs, the master suite feels like a luxury retreat with his and hers walk-in wardrobes, a stylish bathroom, and even a first-floor gym. With five further double bedrooms, there's plenty of room for family, guests, or home offices. The double garage, electric door, and well-planned layout make this home both practical and impressive.

We've loved how this home gives us so much space and light. The kitchen really is the heart of it all — it's where everyone gathers.

We often open the doors to the garden and enjoy dinner outside; it's designed so there's very little upkeep but still looks fantastic all year round.

The bedrooms are all a great size, and having the gym upstairs has been brilliant. It's a peaceful spot but so close to Beverley, which has made day-to-day life incredibly convenient.





Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

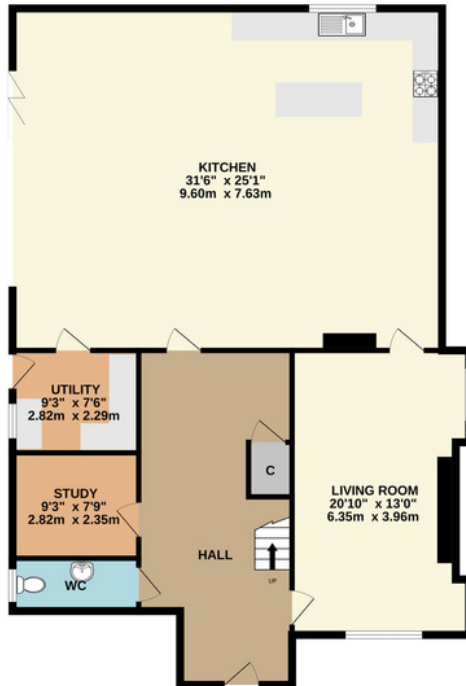
Strictly by appointment with the sole agents.

Mortgages

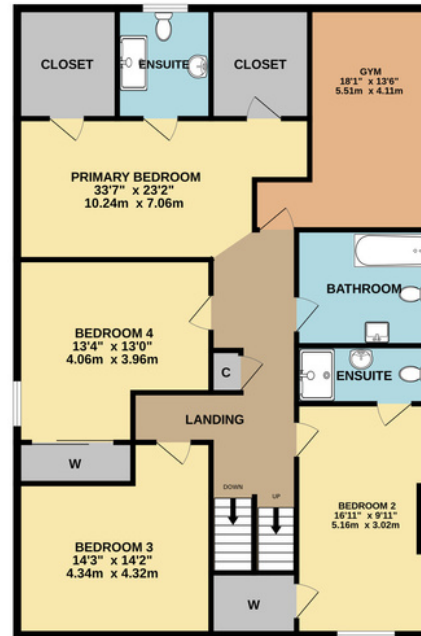
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country East Yorkshire office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.



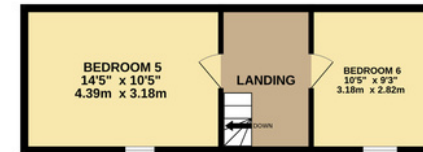
GROUND FLOOR
1473 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



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TOTAL FLOOR AREA : 3175 sq.ft. (294.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

