



18 Paradise Drive, Woodmansey, Beverley, HU17 0UT

Guide Price £295,000





18 Paradise Drive

Beverley, HU17 0UT

- BUILT BY PETER WARD HOMES IN 2018
- OFF STREET PARKING
- REAR OPEN FIELD VIEWS
- FOUR BEDROOM FAMILY HOME
- INTEGRATED GARAGE
- £10,000 ALLOWANCE TOWARDS DEPOSIT

A Contemporary Family Home in the Heart of Woodmansey

Built by Peter Ward Homes in 2018, this impressive four bedroom detached family home combines modern living with a superb location. Enjoying open countryside views to the rear, the property offers comfort, style and practicality, perfectly suited to today's family demands.

The heart of the home is a spacious kitchen and dining area, complete with bi-folding doors that open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. A utility room, cloakroom/WC, and a generously sized front lounge provide excellent flexibility for family life. The property also benefits from an integrated garage and ample off street parking.

Upstairs, there are four well proportioned bedrooms, including a principal suite with an ensuite shower room and open field views.

Positioned within the desirable village of Woodmansey, this home offers the perfect balance of rural tranquillity and modern convenience. Families will appreciate the highly regarded local schools, while the property's position provides easy access to Beverley, Hull, and surrounding road networks, making commuting and school runs effortless.

Get in touch today to book your viewing and take advantage of a rare opportunity to secure this contemporary family home in one of East Yorkshire's most accessible and welcoming villages.



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ACCOMMODATION COMPRISES

ENTRANCE PORCH

4'2" x 3'4" (1.29m x 1.04m)
Composite entrance door with privacy glass panels, pendant light fitting and entrance matting.

LOUNGE

18'2" x 11'2" (5.55m x 3.42m)
Wood door with chrome handles, carpeted floor, chrome light fitting and a front aspect uPVC double glazed bay window,

KITCHEN/DINER

18'2" x 12'9" (5.56m x 3.90m)
Wood door with chrome handles, vinyl floor, ceiling spotlights, pendant light fitting, vinyl floor and uPVC Bi-folding doors to the rear garden. Rear aspect uPVC double glazed window, integrated four ring gas hob, eye level electric oven and grill, integrated dishwasher and fridge freezer, chrome extractor fan, splash back tiling, under stairs cupboard and a stainless steel drainer sink with mixer tap and a range of wall and base units.

UTILITY ROOM

9'1" x 5'2" (2.77m x 1.59m)
Wooden door with chrome handles, vinyl floor, plumbing for washing machine, space for a dryer, side uPVC door with glass panel and a central ceiling light.

CLOAKROOM/WC

5'2" x 3'5" (1.60m x 1.05m)
Wooden door with chrome handles, vinyl floor, central ceiling light, rear aspect uPVC double glazed window, low flush WC and corner pedestal wash hand basin.

STAIRCASE AND LANDING

12'3" x 11'2" (3.75m x 3.42m)
Carpeted floor, pendant light fitting, wooden banister with spindles, wooden hand rail, airing cupboard and a loft hatch.

BATHROOM

7'6" x 5'6" (2.31m x 1.69m)
Wooden door with chrome handles, vinyl floor, ceiling spotlights, side aspect uPVC double glazed window, bath with mixer shower, low flush WC, half pedestal wash hand basin and mixer tap and extractor fan.

BEDROOM ONE

9'5" x 9'4" (2.89m x 2.86m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**PRINCIPAL BEDROOM**

14'3" x 9'4" (4.35m x 2.85m)
Wooden door with chrome handles, carpeted floor, chrome light fitting and two rear aspect uPVC double glazed windows.

ENSUITE SHOWER ROOM

Wooden door with chrome handles, ceiling spotlights, wall mounted mirrored vanity unit, vinyl floor, side aspect uPVC double glazed privacy window, low flush WC, half pedestal wash hand basin with mixer tap, shower cubicle with electric shower and splash back tiles.

BEDROOM THREE

11'11" x 9'2" (3.65m x 2.81m)
Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting.

BEDROOM FOUR

14'6" x 7'9" (4.44m x 2.37m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

GARAGE

15'1" x 8'6" (4.60m x 2.60m)
With a manual up and over door, power and light.

EXTERIOR

To the front a block paved double driveway with lawn and gravel border. To the rear a lawned garden with wooden fence surround, gravel borders and flagged patio and side path to wooden gate.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

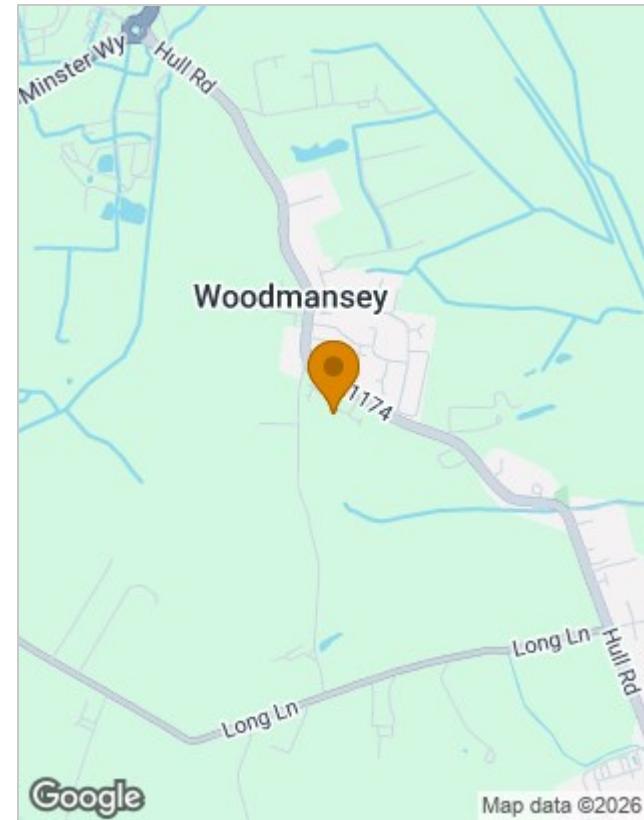




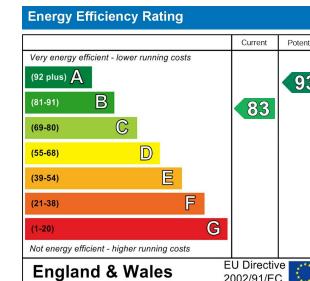
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.