



Woodhall Way, Beverley, East Riding of Yorkshire  
Asking Price £370,000







## KEY FEATURES

- Detached bungalow
- Two bedrooms
- Large open plan
- Private garden
- Off street parking
- Close to shops
- Transport links
- Wet room
- Potential to improve
- EPC rating TBC



## DESCRIPTION

We are proud to present to market this two bedroom detached bungalow that is ready for new owners to move in and make their home. Situated in the sought after location 'Molescroft' within easy walking distance to Beverley Town Centre.

To the front of the property is a large gravelled driveway providing off street parking for several vehicles. To the side is a paved path leading to the private side entrance.

Through the private doorway you enter a large hallway that provides access to the two double bedrooms, wet room and large open plan living area. The two double bedrooms are both to the front elevation and are filled with natural light from the bay windows, both bedrooms benefit from fitted wardrobes. The wet room is stylish and contemporary with contrasting floor and wall tiles, a large rainfall shower, low flush WC and large hand basin on a floating vanity unit.

The large open plan living area is filled with natural light from the two windows to the side elevation and bi folding glass door to the rear elevation overlooking the rear private garden. The open plan living area features a kitchen area with island and plenty of space for dining, seating, living and entertaining.

To the rear of the property is a raised decked area leading from the bi fold doors. This is in need of repair or replacement but once completed by the new owners will allow for indoor outdoor living and entertaining. The garden is laid to lawn with established borders filled with a range of planting, shrubs and trees. A paved path leads through the lawn to the shed and summerhouse.

Do not delay, call and book your viewing today!









## PARTICULARS OF SALE

### Hallway

**1.95m x 3.37m (6'5" x 11'1")**

Enter through a private door into the generous hallway providing access to the bedrooms, bathroom and open plan kitchen living area. Loft access. generous loft space offering potential to extend with easy access, subject to relevant planning permissions.

### Open Plan Kitchen Living Area

**8.55m x 6.7m (28'1" x 22'0")**

This large open plan kitchen living area is filled with natural light from the two windows to the side elevation and bi folding doors leading to the rear garden. The kitchen features a mix of base and wall units in a wood effect with contrasting black worktops. A centre island also mirrors this look. Black butcher block tiling to the splash areas defines the kitchen area. For the budding chef is a fitted oven, microwave, hob and extractor. The living space comfortably provides living space, dining space and more. The bi folding doors provide a view overlooking the private garden.

### Bedroom

**2.94m x 3.46m (9'7" x 11'5")**

A double bedroom with bay window to the front elevation. Featuring fitted wardrobes.

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**2.94m x 3.06m (9'7" x 10'0")**

A double bedroom with bay window to the front elevation. Fitted wardrobe housing boiler and piping for underfloor heating system.

### Bathroom

**2.97m x 2.24m (9'8" x 7'4")**

Currently set up as a wet room with grey floor tiles and neutral to the walls. The three piece suite comprises of a walk in rainfall shower with glass screen, hand basin with floating vanity unit and low flush WC.

### Outside

To the front of the property a dropped kerb provides access to the gravelled driveway providing off street parking for several vehicles. A path leads to the side entrance.

To the rear there is a raised decking area that the bi folding doors lead onto, this area is in need of renovation or replacement. This will then provide a wonderful indoor outdoor entertaining space.

The rear garden is laid to lawn with a paved path leading to the shed and summerhouse. To the borders are established flower beds featuring a range of flowers, shrubs and trees. The garden is westerly facing.



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## TENURE

The tenure of this property is freehold.

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## LOCAL AUTHORITY

Council tax band: X

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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## FLOOR PLANS



