



QUICK & CLARKE
The Property Specialists

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112a Woodhall Way, Beverley HU17 7JP
Guide Price £599,995

- Substantial detached house
- Built by highly regarded local developer
- Over 2,600 square feet
- Five/six bedrooms, two with en-suite
- Two spacious reception rooms
- Dining kitchen
- Substantial off-street parking and integral double garage
- Rare opportunity
- Council tax band F
- EPC rating C

A substantial 5/6 bedroom property built by the highly regarded local developer Cammack Builders and located in one of the area's most sought after residential streets, offering in excess of 2,600 square feet of living space. The property is arranged over three floors offering extremely versatile accommodation with en-suite facilities to two bedrooms along with family bathroom, whilst the ground floor offers two generous reception rooms along with dining kitchen, utility and cloakroom.

This really is an opportunity to buy a super home in an outstanding location.

LOCATION

The property is situated on the highly regarded Woodhall Way and in the catchment area for two of Beverley's outstanding primary schools. There are local shops, a public park and a medical centre close by, however the town centre is within walking distance.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor, timber floor and radiator.

CLOAKROOM

Low level WC with half pedestal wash basin and radiator.

LIVING ROOM

16'6 x 16' (5.03m x 4.88m)

Timber floor, contemporary timber fireplace having polished stone inset and hearth with living flame gas fire, sealed unit double glazed French doors to rear garden, downlighters, coving and radiator.

SITTING ROOM

13'6 x 12'4 (4.11m x 3.76m)

Feature sealed unit double glazed corner window, ceiling coving and radiator.

DINING KITCHEN

18'2 x 11'6 (5.54m x 3.51m)

The kitchen offers a range of timber base and eye level units with granite worksurface, sink with drainer and space for Range. Integrated fridge freezer, sealed unit double glazed window, herringbone timber effect flooring and French doors to rear garden.

UTILITY

11'6 x 5'7 (3.51m x 1.70m)

Timber base and eye level units with roll edge worksurfaces including single drainer sink unit, plumbing for automatic washing machine with space for separate dryer, sealed unit double glazed window, door to outside and personnel access door to garage.

FIRST FLOOR LANDING

With feature full height sealed unit double glazed window, built-in cupboard housing hot water cylinder, radiator and stairs to second floor.

MASTER BEDROOM

16'6 x 16' (5.03m x 4.88m)

Sealed unit double glazed window and radiator.

EN-SUITE

7'8 x 6'9 (2.34m x 2.06m)

Shower in corner cubicle, wash basin and low level WC, tiled floor and walls, sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

16'6 x 16' (5.03m x 4.88m)

Sealed unit double glazed window and radiator.

BEDROOM 3

13'6 x 12'4 (4.11m x 3.76m)

Sealed unit double glazed corner window and radiator.

BEDROOM 4

12' x 9'3 (3.66m x 2.82m)

Sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'6 x 6'9 (2.29m x 2.06m)

P-shaped bath with shower over, wash basin and low level WC, tiled walls, sealed unit double glazed window and chrome towel radiator.

SECOND FLOOR LANDING

BEDROOM 5

19'6 x 14'6 (5.94m x 4.42m)

Three sealed unit double glazed skylights and radiator.

EN-SUITE BATHROOM

Corner bath, pedestal wash basin and low level WC, sealed unit double glazed skylight and radiator.

STUDY / BEDROOM 6

16'7 x 11'9 (slightly restricted headroom) (5.05m x 3.58m (slightly restricted headroom))

Two sealed unit double glazed skylights and radiator.

OUTSIDE

The property stands well back from the road having a brick sett driveway and parking facility along with a front lawn incorporating a mature cedar tree.

To the rear of the property is a further lawned garden with stone paved seating area and walled boundary to side and rear.

DOUBLE INTEGRAL GARAGE

16'7 x 16' (5.05m x 4.88m)

Integral garage with electric up-and-over door, gas fired central heating boiler, power and light laid on and a personal access door to the utility room.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



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. Made with Metropix ©2023

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.