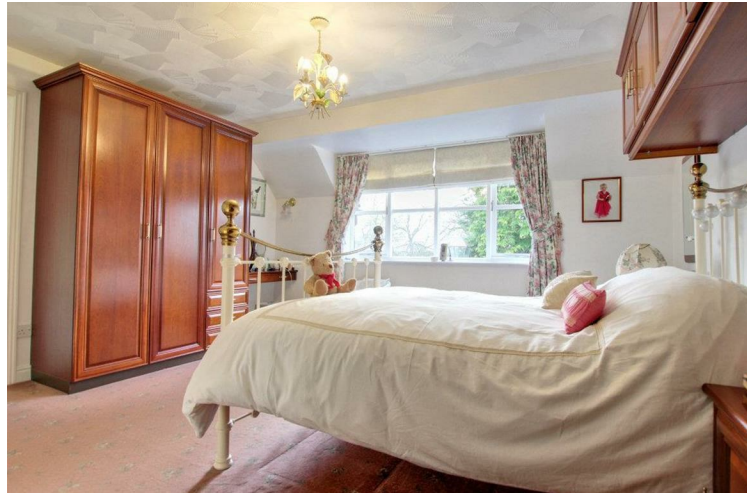




**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
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**245a Hull Road, Woodmansey HU17 0RR**  
**£565,000**

- Rarely available opportunity
- House on 1.75 acre plot
- Designed and built by owner
- Approx 1,850 square feet
- Ideal family home
- Double garage, greenhouses and outbuildings
- Council tax band F
- EPC rating D

A stunning, individually designed, four bedroomed detached house standing on a plot of approximately 1 3/4 acres, designed and built by the owner for their own occupation.

This really is an incredible property, the likes of which are very rarely available on the open market, offering the occupier the ability to live in a wonderful home with extremely versatile garden, paddock land etc to the rear.

The house extends to approximately 1,850 square feet being well laid out and designed to offer all the modern family could need, including substantial kitchen diner, en-suite to master bedroom and vehicular access directly to the rear paddock.

Do not miss this opportunity to acquire this wonderful home with land.

## LOCATION

Woodmansey is a popular residential village situated just to the south of the historic market town of Beverley and having excellent road access to the retail and leisure amenities of Kingswood and Hull city centre.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR ENTRANCE HALL

Staircase to first floor level and radiator.

### CLOAKROOM

Low level WC with wash basin, sealed unit double glazed window and radiator, along with access to a lowered understairs storage area.

### LIVING ROOM

15'5 x 13'10 (4.70m x 4.22m)  
Ornate fireplace with period style inset and living flame gas fire, sealed unit double glazed window and radiator.

### DAY ROOM

12'3 x 11' (3.73m x 3.35m)  
Brick fireplace with log burner fitted, laminate floor, sealed unit double glazed patio doors to rear and radiator.

### DINING ROOM

12' x 9'6 (3.66m x 2.90m)  
Sealed unit double glazed window and radiator.

### KITCHEN DINER

19' x 17'10 narrowing to 9'10 (5.79m x 5.44m narrowing to 3.00m)  
A substantial L-shaped room having an extensive range of base and eye level units with roll edge worksurfaces incorporating five ring gas hob with electric oven, 1 1/2 bowl single drainer sink unit, tiled and laminated floor, feature exposed brick wall, sealed unit double glazed windows and radiator.

### UTILITY

9'10 x 11'9 max (3.00m x 3.58m max)  
Base and eye level units with roll edge worksurfaces, 1 1/2 bowl single drainer sink unit, gas fired central heating boiler, sealed unit double glazed window and door to outside.

### FIRST FLOOR LANDING

Sealed unit double glazed window and radiator. Built-in airing cupboard with hot water cylinder and electric immersion heater.

### MASTER BEDROOM

15'6 x 13'10 (4.72m x 4.22m)  
Walk-in wardrobe with shelves and hanging space, sealed unit double glazed window and radiator.

### EN-SUITE SHOWER ROOM

6' x 6' (1.83m x 1.83m)  
Shower in corner cubicle, wash basin and low level WC. Tiled floor and walls, sealed unit double glazed window and radiator.

### BEDROOM 2

12'3 x 11' (3.73m x 3.35m)  
Timber floor, sealed unit double glazed window and radiator.

### BEDROOM 3

12' x 9'6 (3.66m x 2.90m)  
Laminate floor, sealed unit double glazed window and radiator.

### BEDROOM 4

9'4 x 7'6 (2.84m x 2.29m)  
Laminate floor, sealed unit double glazed window and radiator.

### BATHROOM

9' x 7'6 (2.74m x 2.29m)  
P-shaped bath with monsoon shower over, wash basin and low level WC. Tiled floor and walls, sealed unit double glazed window and towel radiator.

## OUTSIDE

### WC

Low level WC with wash basin and radiator.

### DOUBLE GARAGE

20'7 x 17'7 (6.27m x 5.36m)  
Two up & over doors, one of which is electric remote control, along with first floor storage, light and power laid on.

### LAND AND GARDENS

The property stands on a plot of approximately 1 3/4 acres being located well back from the road with substantial driveway access and lawned gardens with mature trees and hedge planting.

To the side and rear of the property is a large brick sett drive and parking facility, along with a further drive leading to the paddock at the rear.

The paddock is currently maintained as lawn and is accessed via a five bar gate, also benefiting from a glasshouse and additional outbuildings.

### 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](mailto:beverley@qandc.net)



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.

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MetreX 12/02/14