



4 Railton Meadow, Woodmansey HU17 0UU
£325,000

- Substantial detached residence
- Ideal for modern family living
- Constructed by Peter Ward Homes
- Large kitchen day room
- Four double bedrooms
- En-suite to master
- Low maintenance garden
- Good off-street car parking
- Integral single garage
- Council tax band D. EPC rating B.

A substantial and particularly well-designed four bedroomed detached house, built by the highly regarded local developer, Peter Ward Homes Ltd.

The property is laid out perfectly for the modern family having a spacious reception hall along with a good sized living room, and a substantial kitchen day room across the rear of the house complemented by the utility room and ground floor cloakroom with WC. At first floor all bedrooms are double in size with an en-suite shower room to the master and a modern attractive family bathroom.

There is ample off-street car parking to the front of the property and the rear garden is landscaped for low maintenance, incorporating paved seating areas along with a modern pergola style patio, artificial grassed lawns and planting beds.

This really is a super property presented to the highest standard, located in a sought after village with a well-regarded primary school and good senior school catchment area.

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

A spacious welcoming area with tiled floor, PVCu sealed unit double glazed window, understairs storage cupboard and radiator.

CLOAKROOM

Tiled floor, low level WC, corner wash basin and radiator.

LIVING ROOM

16'10 x 10'3 (5.13m x 3.12m)
PVCu sealed unit double glazed bay window and two radiators.

KITCHEN DAY ROOM

26'2 x 9'4 (7.98m x 2.84m)
A super multi-functional room with contemporary kitchen units having stone effect roll edge worksurfaces, incorporating an electric double oven with integrated five ring gas hob with canopy overhead. Built-in fridge freezer and dishwasher, 1 1/2 bowl quartz single drainer sink unit, useful fitted storage cupboards and desk area. PVCu sealed unit double glazed windows, downlighters, tiled floor and radiator.

UTILITY ROOM

5'9 x 4'2 (1.75m x 1.27m)
Fitted stone effect roll edge worksurface with plumbing for automatic washing machine, tiled floor, built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR LANDING

Loft access and radiator.

BEDROOM 1

10'4 x 16'4 (3.15m x 4.98m)
Tiled floor, PVCu sealed unit double glazed window and radiator.

EN-SUITE

6'8 x 5'10 (2.03m x 1.78m)
Shower in cubicle, half pedestal wash basin and low level WC, part tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

8'10 x 13' (2.69m x 3.96m)
Tiled floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'3 x 10'2 (3.12m x 3.10m)
Tiled floor, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

12' x 9' max (3.66m x 2.74m max)
Tiled floor, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'7 x 6'6 (2.01m x 1.98m)
Modern white suite comprising panelled bath with shower attachment over, wash basin and low level WC. Part tiled walls, tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is approached via a private shared driveway having brick sett double drive along with gravel bed. To the rear of the property is a low maintenance garden with paved seating areas, one of which is covered by a modern timber pergola, along with artificial grassed areas and planting beds.

GARAGE

The property benefits from an integral single garage having up & over door.

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 uPVC 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



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 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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