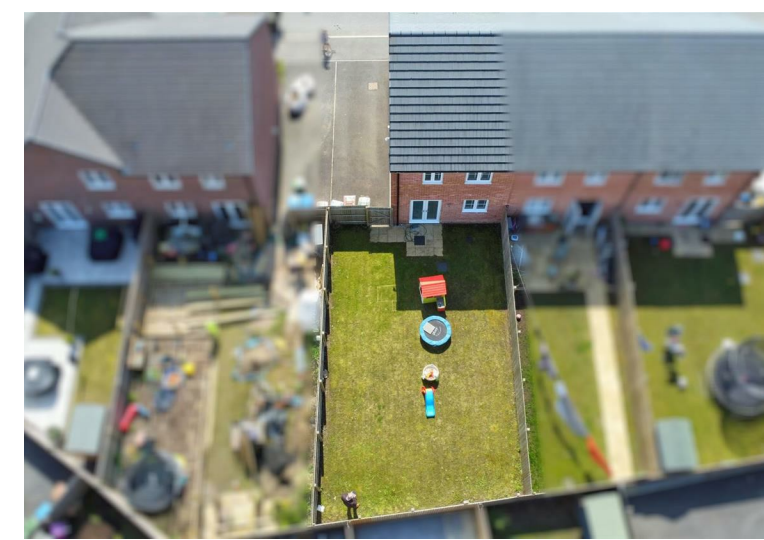




QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



7 Woodpecker Drive, Beverley HU17 0GT
£244,000

- Modern end-terrace
- Approximately 2 years old
- Over 860 square feet
- 16' living room
- Breakfast kitchen
- Three bedrooms
- En-suite to master
- Off-street car parking with EV charging point
- Large rear garden
- Council tax band C. EPC rating B.

A spacious modern end-terrace property which was built around two years ago and offers more extensive accommodation than many three bed semi-detached houses.

The property is presented to a high standard having entrance hall with cloakroom, 16' living room and breakfast kitchen at ground floor whilst at first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom. The property also benefits from a side driveway providing excellent off-street car parking facility with EV charging point and a much larger than normal lawned garden.

LOCATION

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

With return staircase to first floor and radiator.

CLOAKROOM

Low level WC with wash hand basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

16'3 x 10'6 (4.95m x 3.20m)
PVCu sealed unit double glazed French doors to garden, PVCu sealed unit double glazed window and radiator, built-in understairs cupboard.

BREAKFAST KITCHEN

15'7 x 9' (4.75m x 2.74m)
With a very good range of base and eye level units incorporating electric oven and hob with integrated fridge freezer and single drainer sink unit, PVCu sealed unit double glazed window and radiator.

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

14'5 x 9' (4.39m x 2.74m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER

Shower with glass screen, pedestal wash basin, low level WC and towel radiator.

BEDROOM 2

9'6 x 9' (2.90m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'6 x 7' max (3.20m x 2.13m max)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7' x 5'7 (2.13m x 1.70m)
Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

OUTSIDE

Small open plan forecourt garden with side driveway providing parking for up to two cars and having an EV charging point, along with a very good sized rear fenced garden laid to lawn.

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).

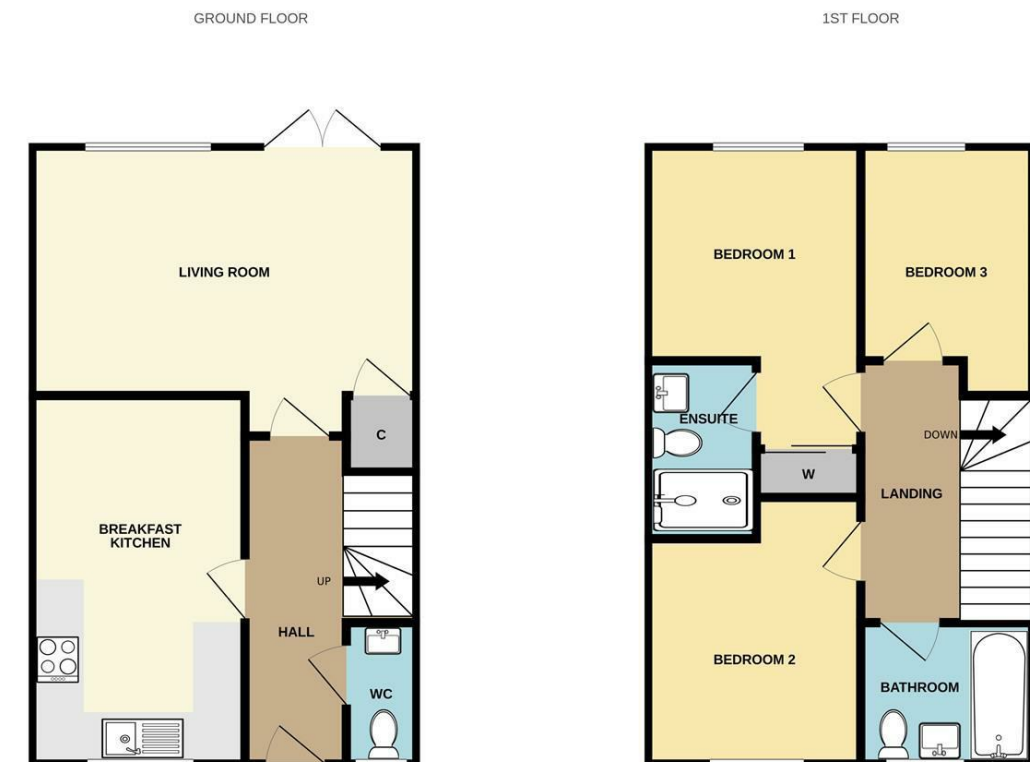
VIEWING

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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