



18 Woodhall Way, Beverley HU17 7BJ
£379,950

- Three reception rooms
- Impressive open plan living/dining kitchen
- Three bedrooms & stunning bathroom
- Close to town centre & schools
- Fully modernised and renovated
- Very high specification
- Stunning interior
- Generously sized garden and parking
- EPC - Awaited; Council Tax Band: C

A stunning, traditional semi-detached home in the process of being completely renovated and re-modelled by Traynor Homes to create a fabulous, contemporary layout designed by Jonathan Smith Architects. Retaining many of the original features, the house has also been totally re-plumbed, re-wired and re-roofed.

Offering great flexibility of living space with three reception rooms including a superb open plan living/dining kitchen overlooking the large rear garden, the property has a superb light and bright ambience.

With three bedrooms to the first floor, and a beautifully appointed house bathroom, the property also benefits from a very generously sized rear garden for a property of this type and extensive parking to the front.

LOCATION

The property is located on Woodhall Way in Molescroft. Lying close to Molescroft and St Mary's primary schools, the property lies just North of the town centre and provides ease of access to the broad array of amenities in this extremely popular market town.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'10" x 5'11" (4.22m x 1.80m)
Modern, secure composite front door with attractive decorative glass panel and further matching opaque panel above, window to the side elevation, stairs to the first floor accommodation and cupboard under the stairs housing the new consumer unit.

GROUND FLOOR CLOAKS

5'11" x 4'11" (1.80m x 1.50m)
Modern two piece sanitary suite comprising wall hung vanity hand wash basin with tiled splashback and back to the wall w.c., window to the side elevation and porcelain tiled floor.

LIVING ROOM

11'3" x 10'5" (3.43m x 3.18m)
A beautifully proportioned room with walk-in bay window to the front elevation, newly fitted wood burning stove with slate hearth and decorative oak mantel above.

DINING ROOM

12'8" x 11'3" (3.86m x 3.43m)
Open plan into the living/breakfast kitchen and with radiator.

OPEN PLAN LIVING/BREAKFAST KITCHEN

21'1" x 13'9" (6.43m x 4.19m)
A spectacular room with a beautiful light feel courtesy of the large overhead skylight, bi-fold doors overlooking the garden and further window to the front elevation.

A newly fitted modern kitchen with dove grey fronts and complementing quartz work surfaces, matching centre island, four ring induction hob with glass splashback and modern extractor above, integrated oven, microwave, dishwasher, fridge and freezer, and two wall mounted modern radiators.

UTILITY ROOM

5'4" x 5'10" (1.63m x 1.78m)
A generously sized utility room with base storage units, sink and drainer, space for washing machine and dryer, and uPVC glass panelled door providing access to the side of the property.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 11'3" (3.84m x 3.43m)
Original refurbished cupboards and window to the rear elevation.

BEDROOM 2

11'4" x 10'6" (3.45m x 3.20m)
A double bedroom with bay window to the front elevation.

BEDROOM 3

6'10" x 6' (2.08m x 1.83m)
Window to the front elevation.

BATHROOM

A modern three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin with semi-pedestal, panelled bath with thermostatic shower valve and matching glass screen, heated towel rail, porcelain tiled floor, partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a newly fitted picket fence forming the front boundary. The driveway has been laid under gravel to create parking for a number of cars with continued pedestrian access down the side of the property to the rear garden.

REAR GARDEN

The rear garden is very generously sized for a property of this type and has been newly seeded to create a blank canvas for the new owner. Fenced on two sides, there is a newly planted Hornbeam hedge to separate it from the garden of No. 20. Immediately behind the living/breakfast kitchen is a wide flagged patio area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a new gas fired central heating system.

DOUBLE GLAZING

The property benefits from new uPVC double glazing with modern frameless windows throughout with the exception of the bi-fold doors onto the garden.

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 parts 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2024)