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QUICK&CLARKE
The Property Specialists

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223 Hull Road, Woodmansey HU17 0TR

Offers Over £300,000

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- Detached bungalow
- Two receptions
- 2/3 bedrooms
- Modern kitchen with built-in and integrated appliances
- Conservatory
- Modern shower room
- Beautifully tended gardens
- Driveway, parking and larger than average garage
- Viewing is a must!
- Council tax band D. EPC rating D

This 1930's detached bungalow sits on a generous plot and offers well-presented accommodation throughout, in excess of 1,000 square feet. Enjoying uPVC double glazing and gas central heating the property comprises entrance hallway, lounge, kitchen with a host of built-in and integrated appliances, conservatory, dining room with staircase leading to Bedroom 3 in the loft, two double bedrooms to the ground floor and a modern shower room.

The gardens are beautifully presented and provide great outdoor space. Parking is provided to the front of the property, for several vehicles with additional parking via a private side driveway accessed via wrought iron gates and leading down to the larger than average garage. Viewing is an absolute must!

LOCATION

Located in the village of Woodmansey on Hull Road close to the corner of the crossroads with Ferry Lane and Long Lane, on the left hand side and opposite open fields. 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

ENTRANCE HALLWAY

To the side of the property there is a wrought iron security gate and a uPVC door with glazed inserts leading into the entrance hallway.

LOUNGE

14'10 x 11'11 (4.52m x 3.63m)
uPVC double glazed window to the front elevation, brick style rustic fireplace with oak effect beam housing a living flame gas fire, and TV aerial point.

DINING ROOM

10'10 x 10'6 (3.30m x 3.20m)
Sliding patio door leading into the conservatory and arch leading into the kitchen. Fitted cupboard housing the gas central heating boiler. Attractive wood laminate flooring flow throughout and a door provides access to the staircase leading to the first floor.

KITCHEN

15' x 7'8 plus bay (4.57m x 2.34m plus bay)
An extensive range of modern ivory fronted base and wall units with wood worksurfaces and tiled splashbacks, incorporating glass display cabinets with integral lighting and under-unit lighting. Integrated larder fridge and dishwasher, porcelain 1 1/4 bowl sink unit with drainer and mixer tap. Stainless steel Neff oven with microwave above, stainless steel Neff five ring gas hob with chimney extractor over. uPVC double glazed windows to both the rear and side elevations. Attractive Karndean flooring flows throughout and a uPVC door with glazed inserts leads into the conservatory.

CONSERVATORY

11'5 x 7'2 (3.48m x 2.18m)
Being of a uPVC and brick construction with tiled floor and French doors to garden.

BEDROOM 1

11'4 x 10'8 (3.45m x 3.25m)
uPVC double glazed windows to the front and side elevations creating a corner bay.

BEDROOM 2

12'1 x 11'8 decreasing to 9'5 (3.68m x 3.56m decreasing to 2.87m)
uPVC double glazed window to the side elevation and access to the understairs storage cupboard.

SHOWER ROOM

7'4 x 5'5 (2.24m x 1.65m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoying independent shower cubicle, wash hand basin sat on contemporary vanity and low level WC. Tiled splash backs with intermittent décor tiling to wet areas, half tiled to sink area. Extractor and towel radiator.

LANDING

Walk in wardrobe and additional storage cupboard.

BEDROOM 3 (FIRST FLOOR)

Accessed via stairs from the dining room, this room is a loft conversion. uPVC double glazed window to the side elevation and access to eaves from the Bedroom. NB: See Agent's Notes below.

EXTERNAL

The front of the property provides off-street parking for up to four vehicles. There is also an attractive planted garden area with lawned section to the front and double wrought iron gates to one side providing access to the driveway facilitating further parking and leading to the detached garage. The rear garden is accessed via the left hand side of the property through a wrought iron gate.

The rear garden is beautifully designed featuring a raised decking area with balustrade leading to a meticulously lawned garden with raised borders, hedged and fenced boundaries. There is a garden shed and an outside tap, an ornamental tree with circular bench around and a hardstanding to the head of the garden used as a further patio area. The garden offers a good degree of privacy and provides a kaleidoscope of colour and texture with all-seasons planting.

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.

GARAGE

22' x 10'9 (6.71m x 3.28m)
Up & over door, power and light, side door leading into the garden.

AGENT'S NOTE

The loft room was in situ when the previous owners purchased the property in the 1970s. They were informed it was also in situ before the previous owners took occupancy. We cannot locate any paperwork to verify if the loft was converted at the date of construction or thereafter. We are therefore marketing this property as 2/3 bedrooms. When the current owners purchased the property it was marketed as a 3 bedroomed detached property. Prospective buyers should seek advice from their conveyancer when purchasing.

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

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.

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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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