





The Property Specialists

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**18 Paradise Drive, Woodmansey, Beverley HU17 0UT**  
**£325,000**



- Beautiful detached home.
- Peter Ward built.
- Over 1,100 square feet.
- Spacious kitchen day room.
- Four bedrooms. Two bathrooms.
- Wonderful plot.
- South west to the rear.
- Adjoins open countryside.
- Great access to Beverley.
- Council Tax Band: D EPC Rating: B

A beautifully presented four bedroomed detached house constructed by the highly regarded local developer Peter Ward Homes and offering over 1,100 square feet of superb family accommodation.

The 15'6" living room is complimented by the substantial light and spacious open plan kitchen day room along with utility and cloakroom with w.c. at ground floor level.

At first floor the master bedroom benefits from an en suite shower room and the three further bedrooms are served by a further modern bathroom suite.

The enviable plot offers excellent off street car parking along with integrated single garage and benefits from a south westerly aspect to the rear adjoining open countryside.

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 staircase to first floor and radiator.

LIVING ROOM

15'6" x 11'2" (4.72m x 3.40m)  
PVCu sealed unit double glazed bay window and radiator.

KITCHEN DAY ROOM

18'3" x 12'9" narrowing to 9'3" (5.56m x 3.89m narrowing to 2.82m)  
With white gloss base and eye level units having marble effect work surface. Incorporating electric double oven with gas hob and extractor canopy, integrated fridge freezer and dishwasher, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden, bi-fold doors to garden and two radiators.

UTILITY ROOM

9'0" x 5'2" (2.74m x 1.57m)  
Matching units with plumbing for automatic washing machine. Timber effect flooring with door to outside and radiator.

CLOAKROOM

Low level w.c. with corner wash hand basin, timber effect flooring and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Built in cupboard housing gas fired central heating boiler.

BEDROOM 1

14'5" x 9'4" (4.39m x 2.84m)  
PVCu sealed unit double glazed windows overlooking open countryside and radiator.

EN SUITE

7'2" x 5'8" (2.18m x 1.73m)  
Showering cubicle with wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

14'7" x 7'9" narrowing to 11'5" (4.45m x 2.36m narrowing to 3.48m)  
PVCu double glazed window and radiator.

BEDROOM 3

12'0" x 9'2" (3.66m x 2.79m)  
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'5" x 9'1" (2.87m x 2.77m)  
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'7" x 5'6" (2.31m x 1.68m)  
Panelled bath with wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with side driveway whilst at the rear is a good size lawned garden with seating area and views over open countryside.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

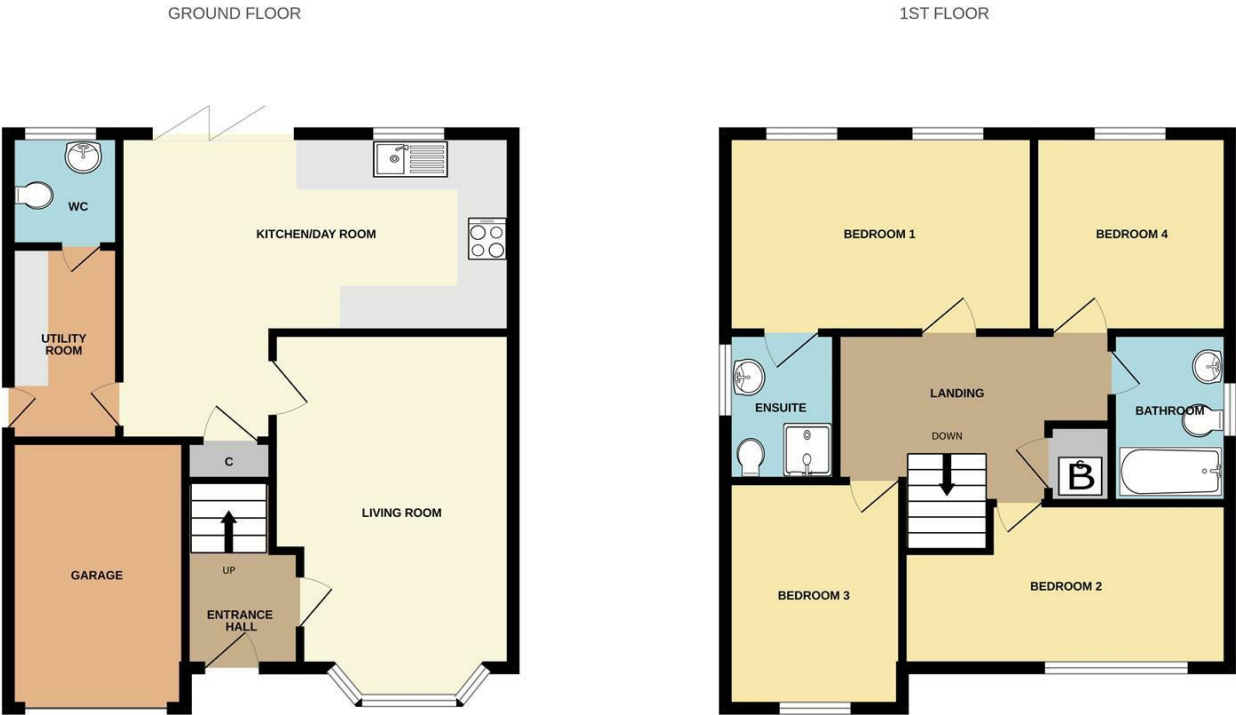
VIEWING

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 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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