



# QUICK&CLARKE

The Property Specialists

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**261 Hull Road, Woodmansey, Beverley HU17 0RR**  
**£275,000**



- Three bedroomed detached bungalow
- Over one third of an acre plot (0.37)
- Modern kitchen and bathroom
- Extensive parking, garaging and outbuildings
- Superb long garden for small holding etc.
- Council Tax Band: D
- EPC Rating: C

Situated on a very spacious plot which extends to 0.37 acres, this superb three bedroomed detached bungalow offers huge potential.

Having the benefit of a modern kitchen and bathroom the property has flexibility of layout and comprises three double bedrooms, modern house shower room, open plan living dining room, modern kitchen, utility room and cloaks.

With a very generous sized and long garden which can provide for a multiple of uses, the property has extensive parking, a detached garage and further outbuildings.

LOCATION

The property is located on Hull Road (A1174 Woodmansey) between the junctions of Ferry Lane and Plaxton Bridge Road. Lying just three miles from Beverley town centre the property is also convenient for Hull with the Kingswood Shopping Centre lying only 2.7 miles to the south.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

11'7" x 7'4" maximum (3.53m x 2.24m maximum)  
uPVC front door with glass panel providing access from the side of the property.

OPEN PLAN LIVING DINING ROOM

26'11" x 9'9" (8.20m x 2.97m)  
An extension to the rear of the property has created a large living dining room which is dual aspect with windows to the rear overlooking the garden and further window to the side aspect. Gas fire which has recently been serviced set in wall and space for both living and dining room furniture.

KITCHEN

13'5" x 8'3" (4.09m x 2.51m)  
A modern fitted kitchen with contemporary gloss grey fronts and complementing laminate work surfaces. Four ring gas hob with glass splashback and extractor over. Integrated oven, fridge and dishwasher. Further large larder cupboard. Window to side elevation.

UTILITY ROOM

9'2" x 8'5" (2.79m x 2.57m)  
Space and plumbing for washing machine. Composite door providing access to the driveway with window to one side.

CLOAKS

8'6" x 2'5" (2.59m x 0.74m)  
With a three piece sanitary suite comprising low level w.c., wall hung hand wash basin and shower, tiled splashback and window to the rear elevation.

BEDROOM 1

11'10" x 9'6" (3.61m x 2.90m)  
Bay window to front elevation.

BEDROOM 2

10'11" x 10'4" (3.33m x 3.15m)  
Bay window to front elevation.

BEDROOM 3 / STUDY

9'10" x 9'3" (3.00m x 2.82m)  
Window to side elevation.

SHOWER ROOM

7'4" x 7'0" (2.24m x 2.13m)  
A modern shower room with a three piece sanitary suite comprising pedestal hand wash basin, double sized walk-in shower and close coupled w.c. Fully tiled walls and floor. Chrome heated towel rail and window to the side elevation.

OUTSIDE

The property is set back from the road with a patterned concrete drive which leads from the front down the side of the property to an extensive parking area adjacent to the rear of the house.

The front garden is largely lawned with mature flower borders.

The rear garden is very spacious and is a key feature of this property. The full plot extends to over a third of an acre and the garden is now largely lawned but historically has been used for a variety of purposes, the current owner having in the past had a large vegetable plot. Within the garden and adjacent to the driveway is a concrete garage with up and over door, side courtesy door and window and within the garden there are a number of outbuildings including a greenhouse.

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](mailto:beverley@qandc.net)

GROUND FLOOR



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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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