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Matthew  
**Limb**  
MOVING HOME



*105 Copandale Road, Beverley, East Yorkshire, HU17 7BN*

- 📍 Stunning Detached House
- 📍 Significantly Upgraded
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = D
- 📍 Contemporary Fittings
- 📍 Garden, Drive & Garage
- 📍 Popular Location
- 📍 Freehold / EPC = C

**£425,000**

## INTRODUCTION

This stunning detached family house has undergone significant enhancement over recent years to create what is a truly desirable property in a very popular area. The accommodation affords spacious rooms and briefly comprises an entrance hallway, large open plan living room with doors out to the garden and internal doors through to the conservatory. The attractive kitchen has a range of fitted units, walnut work surfaces and integrated appliances. The conservatory has a built in window seat overlooking the rear garden. There is also a downstairs W.C with feature penny floor. At first floor there are four good sized bedrooms two of which have fitted wardrobes and the main bedroom has the luxury of a stylish en-suite shower room. There is also a modern family bathroom plus separate W.C. The accommodation has the benefit of gas fired central heating to radiators and double glazing. Excellent parking is available to the front with a driveway leading onwards to the integral garage. An attractive lawned garden extends to the rear with patio areas and built in firepit.

## LOCATION

Copandale Road runs off Woodhall Way in the Molescroft area of the historic town of Beverley. Beverley itself regularly features as one of the best places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of the Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around North Bar Within, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.

Kingston Upon Hull - 11 miles  
York - 31 miles  
Leeds - 57 miles  
Junction 38, M62 motorway - 13 miles

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With bamboo flooring and staircase leading to the first floor. Internal access door to the garage.

## KITCHEN

14'0" x 9'3" approx (4.27m x 2.82m approx)  
Having a range of contemporary base and wall units with walnut worksurfaces, one and a half bowl sink and drainer with shower style mixer tap, feature tiles splashbacks, integrated oven, four ring hob with extractor above and a dishwasher. Windows to the front. Ample space for dining table and chairs.



### *CLOAKS/W.C.*

With contemporary suite comprising a low flush W.C. and wash hand basin with vanity unit under. Heated towel rail and feature penny floor.



### *LOUNGE*

27'3" x 15'1" approx (8.31m x 4.60m approx)  
Measurements to extremes.

French doors open out to the rear garden from the dining area and internal doors open through to the conservatory.





*DINING AREA*



*CONSERVATORY*

9'11" x 9'8" approx (3.02m x 2.95m approx)  
With built in window seat and storage under. Double doors open out to the rear garden.



*FIRST FLOOR*

*LANDING*

With airing cupboard.

*BEDROOM 1*

17'11" x 7'9" approx (5.46m x 2.36m approx)  
With fitted wardrobes and window to front.



### EN-SUITE SHOWER ROOM

With contemporary suite comprising a walk in shower, vanity unit with wash hand basin, low flush W.C., storage cabinet, tiling to walls and floor, underfloor heating, heated towel rail and window to rear.



### BEDROOM 2

12'3" x 9'5" approx (3.73m x 2.87m approx)  
With fitted wardrobes and window to front.



### *BEDROOM 3*

9'11" x 8'4" approx (3.02m x 2.54m approx)  
Window to rear.



### *BEDROOM 4*

8'9" x 8'2" approx (2.67m x 2.49m approx)  
Window to rear.



### *BATHROOM*

With contemporary suite comprising a shaped bath with shower over, vanity unit with wash hand basin, tiling to walls and floor, feature radiator, underfloor heating and window to front.



*W.C.*

With low flush W.C. and wash hand basin. Tiling to walls and floor, heated towel rail and window to side.

*OUTSIDE*

To the front of the property is a gravelled garden with attractive shrubbery. A driveway providing good off street parking and leads on to the single garage. The lovely rear garden enjoys a southerly aspect and is lawned with a large patio area directly adjoining the rear of the property and a further shaped patio with built in firepit. There are mature shrubs and fencing to the boundary.





## *FIREPIT*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

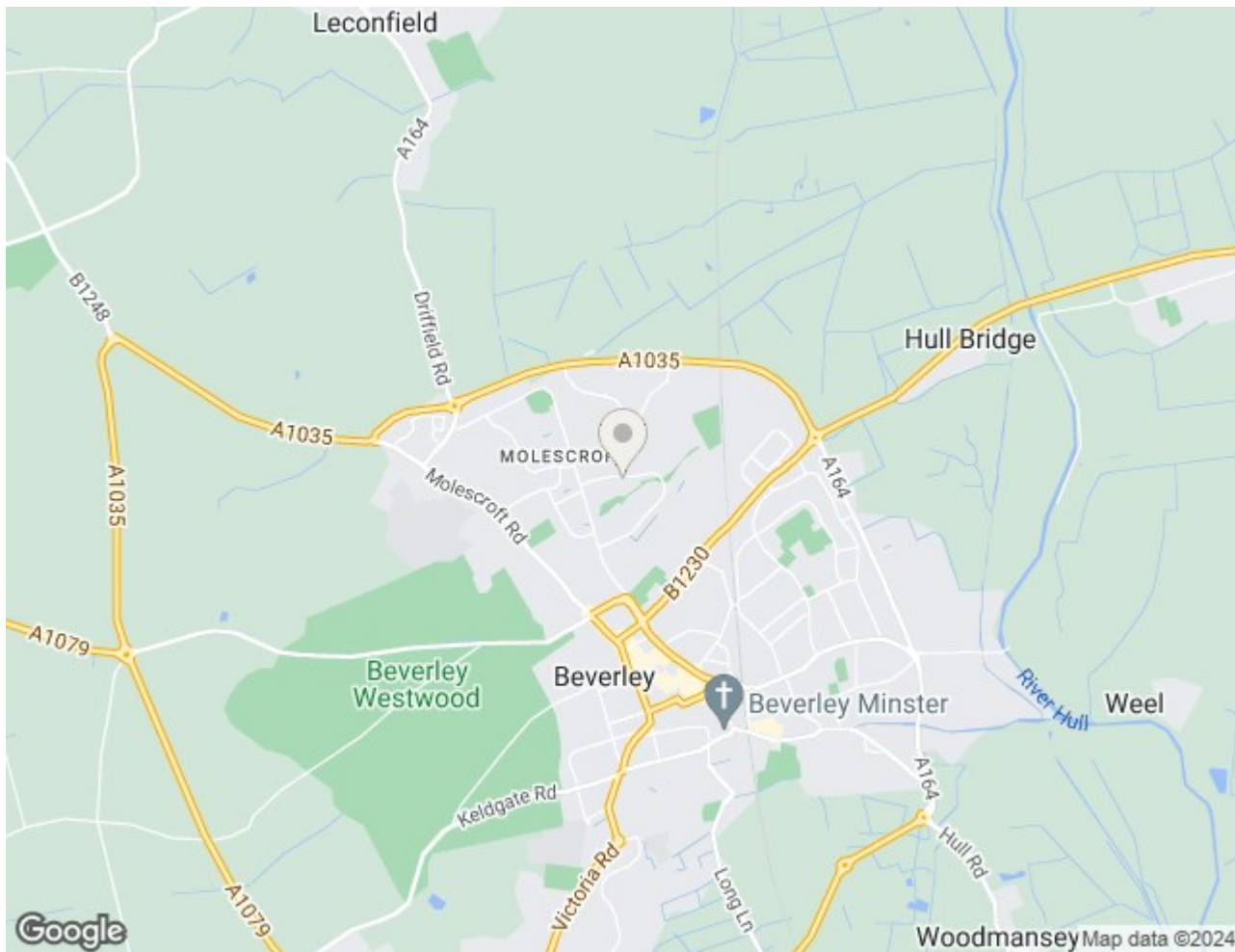
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

### PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

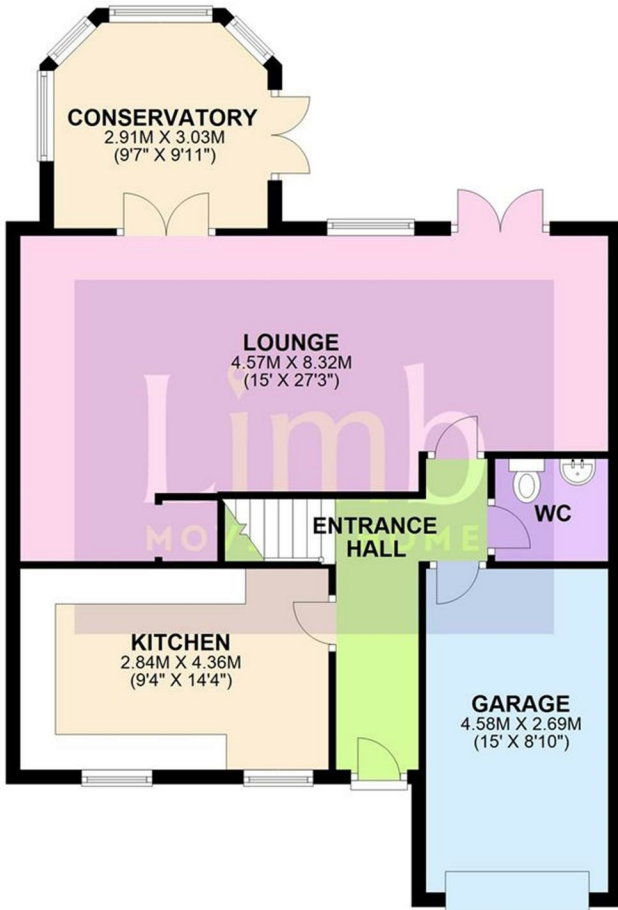
### VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**GROUND FLOOR**

APPROX. 62.6 SQ. METRES (673.3 SQ. FEET)



TOTAL AREA: APPROX. 123.6 SQ. METRES (1330.5 SQ. FEET)  
105 COPANDALE ROAD, BEVERLEY

