



18 Richmond Way, Beverley, East Yorkshire, HU17 8XA

- 📍 Superb Detached House
- 📍 Fantastic Plot
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = E

- 📍 Four Beds/Two Baths
- 📍 Lovely Rear Garden
- 📍 Extensive Drive & Garage
- 📍 Freehold / EPC = D

£450,000

INTRODUCTION

This fabulous detached house stands in a super plot with gardens extending to the rear with a large decked patio which enjoy a westerly aspect plus a summerhouse and workshop together with an extensive forecourt providing parking for multiple vehicles plus a double garage. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., dual aspect lounge, dining room, study and a superb breakfast kitchen with contemporary Wren kitchen with quartz worktops plus a utility room and boot room. Upon the first floor are a series of four good sized bedrooms, en-suite shower room and family bathroom.

LOCATION

Richmond Way is situated off Lincoln Way being to the southern fringe of Beverley itself, easily accessible via Victoria Road. Beverley regularly features as one of the most desirable 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, a golf club and its own racecourse. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre.

Kingston-upon-Hull: 11 miles

York: 31 miles

Leeds: 57 miles

Junction 38 of the M62 motorway: 13 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

18'10" x 11'6" approx (5.74m x 3.51m approx)

Enjoying a dual aspect with bay window to the front elevation and French doors opening out to the rear decked patio. There is a feature fire surround with living flame gas fire.



DINING ROOM

12'9" x 9'5" approx (3.89m x 2.87m approx)

With French doors leading out to the rear decked patio.



STUDY

9'1" x 6'9" approx (2.77m x 2.06m approx)

With fitted desk and window to rear.



KITCHEN

15'7" x 14'2" approx (4.75m x 4.32m approx)

Having a range of contemporary Wren base and wall units with quartz worksurfaces, under counter sink unit plus a host of AEG appliances including a double oven, induction hob with extractor above, two larder fridges and a dishwasher. There is a hardwood breakfast bar, inset spot lights, windows to front and side and two Velux windows.



UTILITY

With fitted units, quartz worksurfaces, ceramic one and a half bowl sink and drainer, plumbing for a washing machine, window to side and external access door to rear.



BOOT ROOM

With fitted cupboards, cupboard housing the gas central heating boiler, external access door to side and internal access door to garage.

FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

13'2" x 11'6" approx (4.01m x 3.51m approx)

Having an extensive range of fitted furniture including wardrobes, overhead storage, dressing table with mirror and bedside cabinets. Window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, wash hand basin and low flush W.C. Part tiling to walls, heated towel rail, inset spot lights and window to front.



BEDROOM 2

14'0" x 10'1" approx (4.27m x 3.07m approx)

With fitted wardrobes, desk and drawers. Window to front.



BEDROOM 3

12'9" x 8'3" approx (3.89m x 2.51m approx)

With two windows to the front elevation.



BEDROOM 4

9'1" x 7'2" approx (2.77m x 2.18m approx)
 With fitted wardrobe, desk and bedside cabinet. Window to rear.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

To the front of the property is an extensive block set driveway providing parking for multiple vehicles and leading up to the double garage. The lovely rear garden is lawned with a large decked patio area. There is a brick workshop with double glazed windows, power and lighting and a summerhouse to one corner.



DECKED PATIO



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

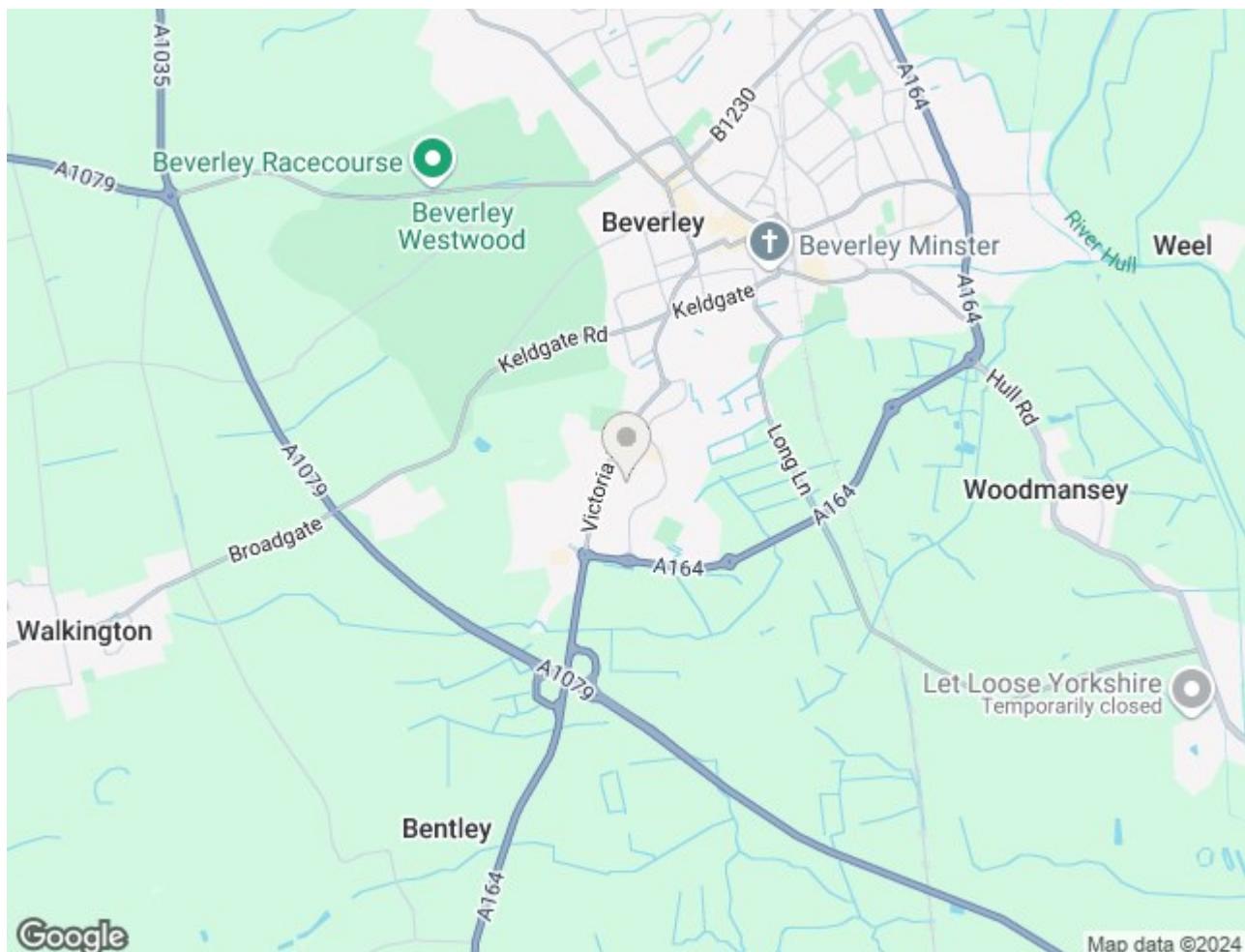
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	