

Whitakers

Estate Agents



8 Mace View, Beverley, HU17 8YP

£310,000

Whitakers Estate Agents are pleased to introduce this charming detached house which is established at the mouth of the private cul-de-sac 'Mace View' off Woodmansey Mile in Beverley.

Beverley is a market town that is connected by highly accessible transport links that provide trade routes to the surrounding areas – most prominently the A164, A1079 and A1035. The area is also renowned for its traditional buildings and the Beverley Westwood with connecting racecourse which provide scenic walks, and abundance of amenities including bars and restaurants, dedicated shops and leisure facilities.

The internal layout of the ground floor briefly comprises : entrance porch incorporating a cloakroom, spacious lounge and fitted kitchen with conservatory off. A fixed staircase ascends to the first-floor landing which leads to a master bedroom with built-in storage, two good bedrooms and a shower room furnished with a three-piece suite.

Externally there is a gravelled front garden with a side drive which accommodates off-street parking and leads to the detached brick-built garage. Side gates on either side of the property open to a rear garden that is partly laid to lawn with well-stocked borders, boundary hedging and patio seating areas.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within an area well serviced to raise children having close proximity to aforementioned amenities including a playground, but to also reside within the catchment of the Ofsted rated 'Outstanding' Keldmarsh Primary School and well-regarded Beverley Grammar School.

The accommodation comprises



Ground floor

Porch

UPVC double glazed door with side window and carpeted flooring. Leading to:

Cloakroom

UPVC double glazed window, central heating radiator, tiled flooring, and furnished with a two piece suite comprising pedestal sink with dual tap and low flush W.C.

Lounge 15'5" x 11'10" (4.70 x 3.61)



UPVC double glazed window, two central heating radiators, wall mounted electric fire, under stairs storage cupboard, and carpeted flooring.

Kitchen / dining room 8'7" x 15'2" (2.64 x 4.64)



UPVC double glazed patio doors to the conservatory, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splash-back tiles above, sink with mixer tap, integrated oven with hob and extractor hood above, and integrated dishwasher, washing machine and fridge-freezer.

Conservatory 13'10" x 7'10" (4.23 x 2.40)



UPVC double glazed throughout with a door opening to the rear garden and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring. Leading to:

Bedroom one 9'10" x 15'2" (3.02 x 4.64)



Two UPVC double glazed windows, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom two 7'10" x 8'8" (2.41 x 2.66)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 8'10" x 6'3" (2.71 x 1.91)



UPVC double glazed window, central heating radiator and carpeted flooring.

Shower room



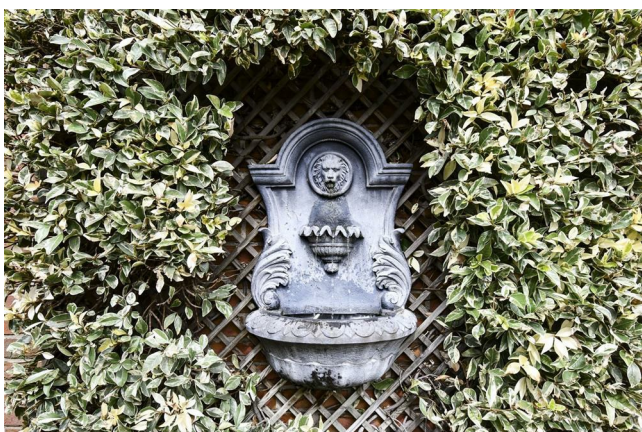
UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap and low flush W.C.

External



Externally there is a gravelled front garden with a side drive which accommodates off-street parking and leads to the detached brick-built garage. Side gates on either side of the property open to a rear garden that is partly laid to lawn with well-stocked borders, boundary hedging and patio seating areas.

Key features



Private cul-de-sac location off Woodmansey Mile in Beverley
Off-street parking and garage
Close proximity to local playground and scenic trails
Keldmarsh Primary School and Beverley Grammar School catchment area

Highly accessible transport links and an abundance of local amenities

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - BEV185008000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 8 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

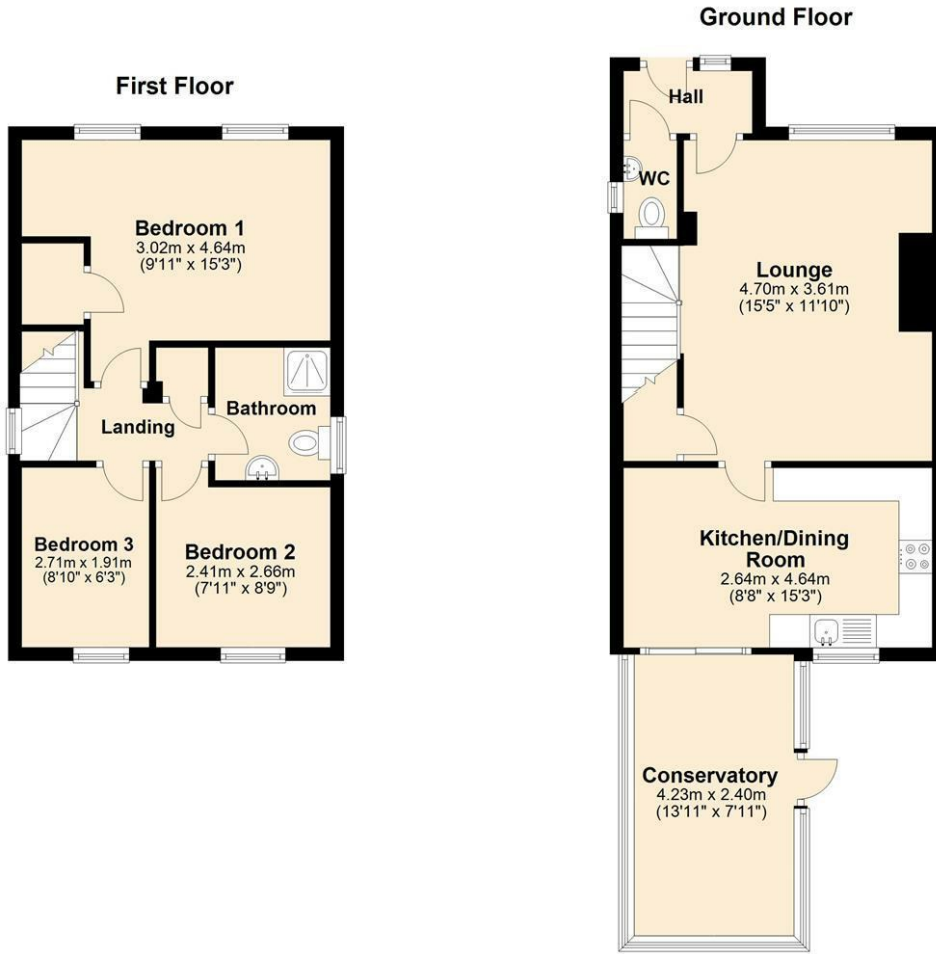
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers

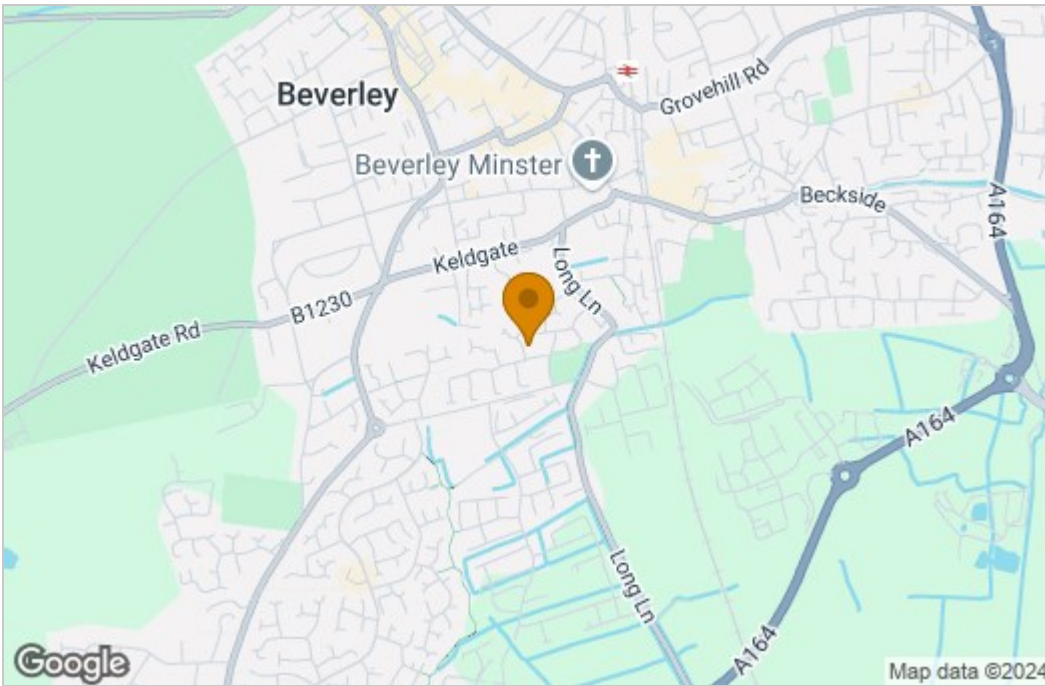
Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

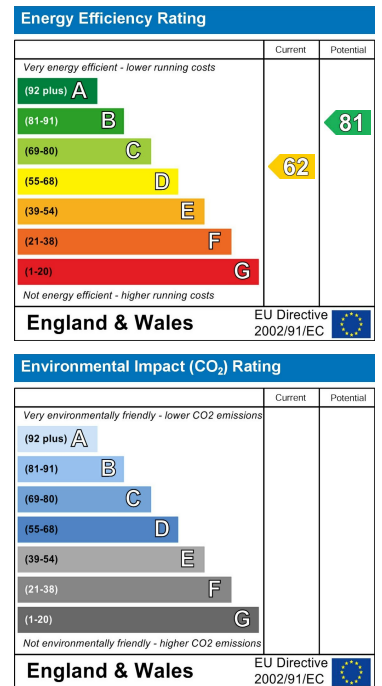


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.