



15 Collieridge Grove
Beverley, East Yorkshire HU17 8XD
Offers over £300,000

WP WOOLLEY
& PARKS

A FABULOUS DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION ON THE SOUTH SIDE OF BEVERLEY 360° VIRTUAL TOUR AVAILABLE ONLINE***

Having been meticulously maintained and cared for by the present owners, this attractive detached family home offers a beautifully presented arrangement of accommodation, with ample parking, single garage and a wonderful south-facing garden plot, positioned in a highly regarded location close to a range of amenities on the southern side of Beverley, within the catchment area for excellent primary and secondary schooling. Briefly comprising Entrance Hall, Downstairs WC, Lounge open plan to Dining Room, Breakfast Kitchen and Garden Room to the ground floor, with four Bedrooms, En-suite Shower to the Principal Bedroom, and the house Bathroom to the first floor. ACT QUICKLY TO AVOID MISSING OUT!



Entrance Hall 7'11" x 5'7" (2.41m x 1.70m)

A modern composite entrance door, with double glazed panel detail, opens to a welcoming hall space with beautiful oak effect Karndean flooring, ceiling coving, radiator and staircase rising off.

Downstairs WC 5'7" x 3'7" (1.70m x 1.09m)

A most useful convenience features a white suite of WC and pedestal wash basin with tiled splash back, radiator, oak finish flooring, ceiling coving and a double glazed window.

Lounge 15'1" x 10'6" (4.60m x 3.20m)

A nicely proportioned main reception room features a walk-in double glazed bay window to the front elevation, with ceiling coving, fitted carpet, radiator, TV/media points and an open archway leading through to the Dining Room. A living flame gas fire, set within a granite composite hearth and back with mantelpiece surround, creates an attractive focal point.

Dining Room 11'9" x 7'4" (3.58m x 2.24m)

A versatile second reception room featuring ceiling coving, fitted carpet, radiator and sliding patio doors into the garden room.

Garden Room 8'8" x 6'11" (2.64m x 2.11m)

A wonderful addition to the living space, this Conservatory has been adapted with the provision of a composite tiled roof to create a comfortable space to be enjoyed all year round. With double glazed windows to three sides and double doors opening to the garden, tiled flooring and fitted window blinds.

Breakfast Kitchen 16'11" x 10'10" (5.16m x 3.30m)

A wonderful social space, with ample room to accommodate a breakfast table, is comprehensively fitted with a range of base, wall and drawer units in a stylish cream Shaker finish, including eye-catching curved units and integrated ambient lighting, with slate effect work surfaces, matching upstands and a black ceramic sink unit. A fabulous dual fuel range cooker takes pride of place below a fitted extractor hood with glass splash back, whilst a dishwasher and under-counter fridge are also integrated. A recess space with plumbing accommodates a freestanding washing machine. With beautiful oak hardwood flooring, ceiling coving, two radiators, built-in storage cupboard below the staircase, double glazed windows to the side and rear elevations, and a double glazed panel door opening to the rear garden.

First Floor Landing

With loft hatch, built-in airing cupboard and fitted carpet.

Bedroom One 11'8" x 10'7" (3.56m x 3.23m)

A generous double room with ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation.

En-Suite 5'8" x 5'7" (1.73m x 1.70m)

A white suite comprises shower enclosure, vanity wash basin with cabinet below and the WC, with splash back tiling, radiator, laminate flooring and a double glazed window.

Bedroom Two 10'10" x 8'9" (3.30m x 2.67m)

A good double room with ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

Bedroom Three 10'9" x 7'1" (3.28m x 2.16m)

A smaller double room with ceiling coving, radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

Bedroom Four 11'7" x 5'10" widens (3.53m x 1.78m widens)

A generous single room with fitted wardrobe, radiator, fitted carpet and a double glazed window to the front elevation.

Bathroom 7'8" x 6'4" (2.34m x 1.93m)

Beautifully appointed with a traditionally styled white suite comprising of a panelled bath with mixer shower attachment, pedestal wash basin and WC. With attractive wall tiling, oak finish laminate flooring, chrome towel radiator and a double glazed window.

External

The property stands in an enviable position within the cul-de-sac, with a wide frontage featuring a retained shrub border and steps approaching the front door. The driveway sits to the side of the house, approaching the garage and has been widened with a gravelled area to create additional parking space. A pedestrian gate to the side of the house gives access to the rear garden.

Garage

A brick and tile constructed garage with automated up and over door from the driveway, personnel door at the side, electric lighting and power sockets.

Gardens

Enjoying a favourable, sunny south-facing aspect, and enjoying a fair degree of privacy being set within a fenced and hedged perimeter, the rear garden is a true delight! There are patio seating spaces behind both the house and the garage, with a generous expanse of lawn and attractive planted border along one side.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

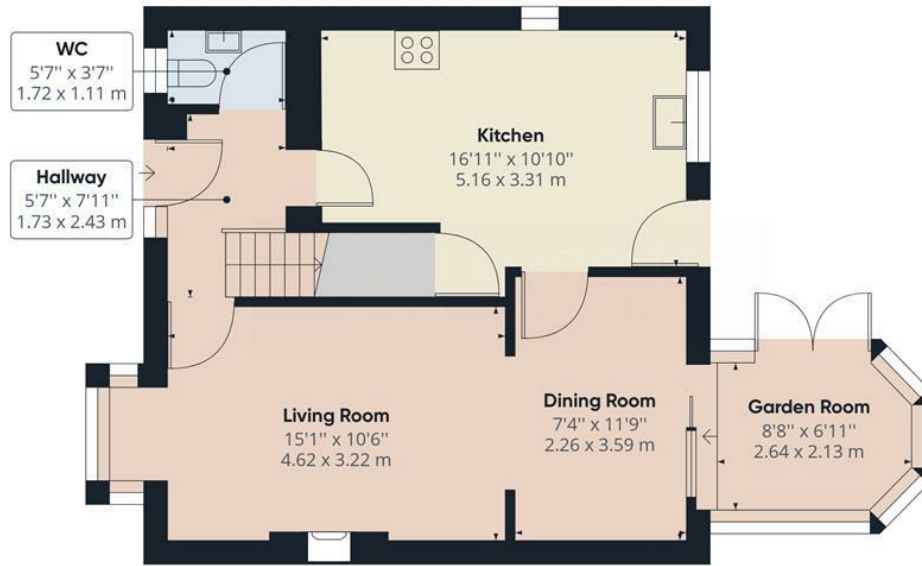
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

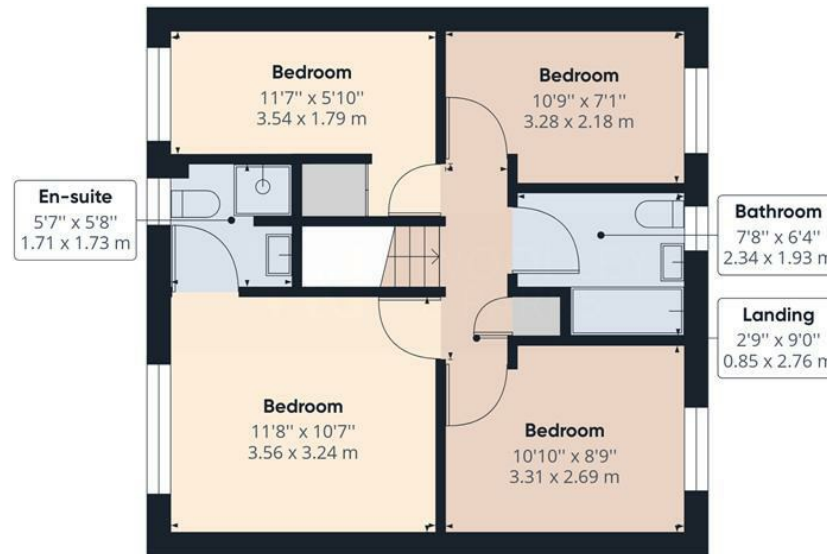
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1102.45 ft²
102.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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