



4 Fairview Close
Beverley, East Yorkshire HU17 7DE
Offers over £300,000

W&P WOOLLEY
& PARKS

***A FANTASTIC MODERN AND MUCH IMPROVED DETACHED HOME IN A POPULAR MOLESCROFT LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated in this highly regarded modern development, off Woodhall Way at the edge of Beverley's Molescroft district, this impressive detached home is certainly worth a closer look! Occupying a larger than average garden plot, with a single garage (partially converted to create a home office space) and a driveway which has been widened to allow for additional vehicles, the property has been significantly enhanced since purchase and is immaculately presented throughout. Briefly comprising Entrance Hall with Cloakroom/WC, spacious Lounge, recently updated Dining Kitchen and Utility to the ground floor, whilst upstairs there are three good Bedrooms, an En-suite serving the Principal Bedroom and a remodelled house Shower Room. ACT QUICKLY to avoid missing out!



Entrance Hall 6'9" x 6'2" (2.06m x 1.88m)

A modern composite entrance door opens to a welcoming Hall space, with radiator, fitted door matting and premium vinyl oak finish flooring, and stairs rising off.

Downstairs WC 4'9" x 3'0" (1.45m x 0.91m)

A most useful convenience features a modern white suite comprising WC and wall mounted hand basin with tiled splash back, radiator, extractor fan and premium vinyl oak finish flooring.

Lounge 17'9" x 10'6" (5.41m x 3.20m)

A spacious and naturally light reception room enjoying a dual aspect via a double glazed window to the front elevation and double glazed French doors opening to a rear patio terrace. With two radiators, fitted carpet and TV/telephone/internet points.

Dining Kitchen 17'9" x 9'6" (5.41m x 2.90m)

A wonderfully social Dining Kitchen which has been completely re-fitted by the current owners, boasting a stylish range of base, wall and drawer units in a pale grey Shaker finish with brushed gold handles, white quartz finish laminate worktops, white composite sink unit with brushed gold mixer tap and attractive splash back tiling. A freestanding 'Rangemaster' cooker (available by negotiation) stands beneath a fitted extractor hood, with an integrated dishwasher and recess space to accommodate a freestanding fridge freezer. Premium vinyl oak finish flooring extends throughout, with two radiators and double glazed windows to the front and rear aspects.

Utility Room 5'6" x 5'6" (1.68m x 1.68m)

With base and wall units to match the Kitchen, quartz finish laminate work top and recess spaces below to accommodate free standing washing machine and tumble dryer. Wall mounted gas central heating boiler, radiator, composite external door with double glazed panel, and access to a useful under-stair store cupboard.

First Floor Landing

With double glazed window overlooking the rear garden, radiator, fitted carpet, generous airing cupboard and access hatch to a boarded loft.

Bedroom One 12'2" x 10'1" (3.71m x 3.07m)

A generously proportioned double bedroom includes a bank of fitted wardrobes, radiator, TV point, fitted carpet and a double glazed window to the front elevation.

En-Suite 5'10" x 3'10" widens (1.78m x 1.17m widens)

A smartly appointed facility features a modern white suite comprising shower cubicle with plumbed shower unit, pedestal wash basin and a WC. With towel radiator, extractor fan, attractive wall tiling, oak finish flooring and a double glazed window.

Bedroom Two 11'11" x 9'9" (3.63m x 2.97m)

Also a good double bedroom, with radiator, built-in store cupboard over the stairs, fitted carpet and a double glazed window to the front elevation.

Bedroom Three 9'1" x 7'3" (2.77m x 2.21m)

A spacious single room, or small double, with double glazed window to the rear elevation, fitted carpet and a radiator.

Shower Room 6'5" x 6'2" (1.96m x 1.88m)

A very stylishly appointed facility, again completely renewed by the current owner, with beautiful marble effect wall boarding to a large walk-in shower enclosure with glass partition screen, vanity wash basin with marble effect splash back and cabinet below, and the WC. With towel radiator, extractor fan, attractive patterned tile effect flooring and a double glazed window.

External

The property boasts a wonderful 'kerb appeal', with a planted shrub and flower border across the frontage. The garage stands to the side of the house, with a driveway approach which has been extended to create enough space for three vehicles side by side, with an EV charging point fitted. Gated access to the garden.

Garage/Store 8'11" x 8'10" (2.72m x 2.69m)

The single garage has been divided to create a home office at the rear, whilst retaining a decent storage area with the up and over garage door from the driveway, electric lighting and power sockets.

Home Office 8'1" x 7'3" (2.46m x 2.21m)

A very comfortable, insulated and heated home working area, accessed via a composite door with double glazed panel in the side elevation, and a double glazed window overlooking the rear garden

Rear Garden

A very pleasant landscaped rear garden features a paved patio terrace spanning the width of the plot, with an area of lawn leading on to a triangular decked terrace, all surrounded with beautiful, well stocked flower borders and good perimeter fencing. External electric socket and cold water tap.

Tenure

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

Council Tax

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

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:

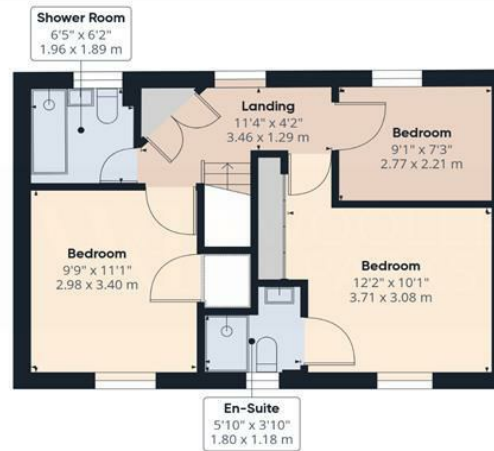
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area¹⁾

919.41 ft²
85.42 m²
+
145.48 ft²
13.52 m²

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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