



93 Hull Road
Woodmansey, Beverley, East Yorkshire HU17 0TH
Guide price £425,000

WP WOOLLEY
& PARKS

*** ATTENTION DEVELOPERS - PLANNING APPROVED - AMAZING POTENTIAL!! *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

'Maharba' is a unique detached home, situated in an enviable position at the head of a private gated development of just four properties, occupying a very generous garden plot with ample vehicle space and two detached double garages. The existing layout offers three bedrooms, with a nice balance of living space and potential for a degree of cosmetic modernisation. However, Planning Permission has been approved for a significant programme of extension and development to create an architecturally STUNNING home offering up to five double Bedrooms with IMPRESSIVE living accommodation to include a FABULOUS open plan Living Kitchen space. Opportunities of this nature are RARELY AVAILABLE so interested parties are encouraged to ACT QUICKLY to avoid missing out!



Entrance Lobby 7'1" x 5'4" (2.16m x 1.63m)

Double glazed French doors, with windows either side, open to a welcoming lobby space with laminate flooring.

Entrance Hall 14'0" x 6'11" (4.27m x 2.11m)

A double glazed panel door opens into the hallway, with oak flooring, radiator, panelled walls and a double glazed window to the side elevation. The staircase leads off, with a built-in storage cupboard below.

Lounge 12'11" x 12'9" (3.94m x 3.89m)

A bright and airy reception room features a curved, walk-in double glazed bay window to the front elevation, with ceiling coving, two radiators, TV/media points and fitted carpet.

Living Room 20'5" x 14'11" max (6.22m x 4.55m max)

A spacious and versatile second reception room enjoys a dual aspect via double glazed windows to the side and rear elevations, with mock beam-work, two radiators, fitted carpet, TV/media points, fitted cabinets and shelving, and double glazed doors opening to the Conservatory. A living flame gas fire, set within a tiled fireplace, creates an appealing focal point.

Conservatory 21'3" x 13'9" (6.48m x 4.19m)

A particularly spacious extension of the living space, with uPVC frames and double glazed windows to three sides. With two radiators, laminate flooring and double doors opening to a patio terrace.

Kitchen 17'2" x 12'6" (5.23m x 3.81m)

Comprehensively fitted with a range of base, wall and drawer units in an oak finish, with granite effect rolled edge worktops, composite sink unit and splash back tiling. Integrated appliances include an electric double oven/grill, gas hob with extractor canopy above, and a dishwasher, with recess spaces to accommodate freestanding fridge freezer and washing machine. With built-in cupboard housing the boiler, tiled flooring, radiator and double glazed windows to both side and rear elevations.

Rear Lobby 4'0" x 2'8" (1.22m x 0.81m)

With a uPVC double glazed panel door leading out to the rear gardens.

WC 5'6" x 3'5" (1.68m x 1.04m)

A useful convenience with WC and hand basin, wall and floor tiling, and a double glazed window.

First Floor Landing

With ceiling coving, fitted carpet, radiator, loft hatch and a double glazed window to the side elevation.

Bedroom One 14'11" x 10'6" (4.55m x 3.20m)

A generously proportioned double room features a bank of fitted wardrobes with overhead cabinets, wash basin with cabinet below, radiator, fitted carpet, picture rail and a double glazed window to the rear elevation.

Bedroom Two

16'0" into bay x 10'5" (4.88m into bay x 3.18m)

Another generous double room with a range of fitted wardrobes, overhead cabinets, bedside drawer units and shelving, with two radiators, fitted carpet and a walk-in double glazed bay window to the front elevation.

Bedroom Three 9'4" x 8'0" (2.84m x 2.44m)

A nicely proportioned single room with fitted furniture comprising wardrobes, dressing table, shelving and overhead cabinets, with radiator, fitted carpet and a double glazed window to the front elevation.

Bathroom 8'4" x 8'1" (2.54m x 2.46m)

Fitted with a white suite comprising corner bath, separate corner shower enclosure, vanity wash basin and WC, with fitted cabinetry, full wall tiling, two towel radiators, extractor fan, vinyl flooring and a double glazed window.

External

The property is approached over a private driveway, serving this and the three other properties, benefitting from intercom and remotely operated gates at the entrance. A generous amount of vehicle space is provided at the side of the house.

Garages

Two separate detached garages, each with electrically operated doors, lighting and power sockets.

Gardens

The gardens extend to all sides of the house, with a paved frontage and well stocked planting borders. There are generous paved terrace areas to the rear and side of the house, and a further area of decking providing plenty of options for entertaining and al-fresco dining in the summer months. The majority of the garden is lawned, with planting beds and mature trees, all set within a fenced perimeter.

Planning Permission

Further details of the approved plans can be provided upon request, or viewed online via the East Riding Council's public access planning portal. The following link can be entered into your browser to access the relevant pages:

<https://newplanningaccess.eastriding.gov.uk/newplanningaccess?keyVal=0005AKBJLI000&activeTab=summary>

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 -

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:

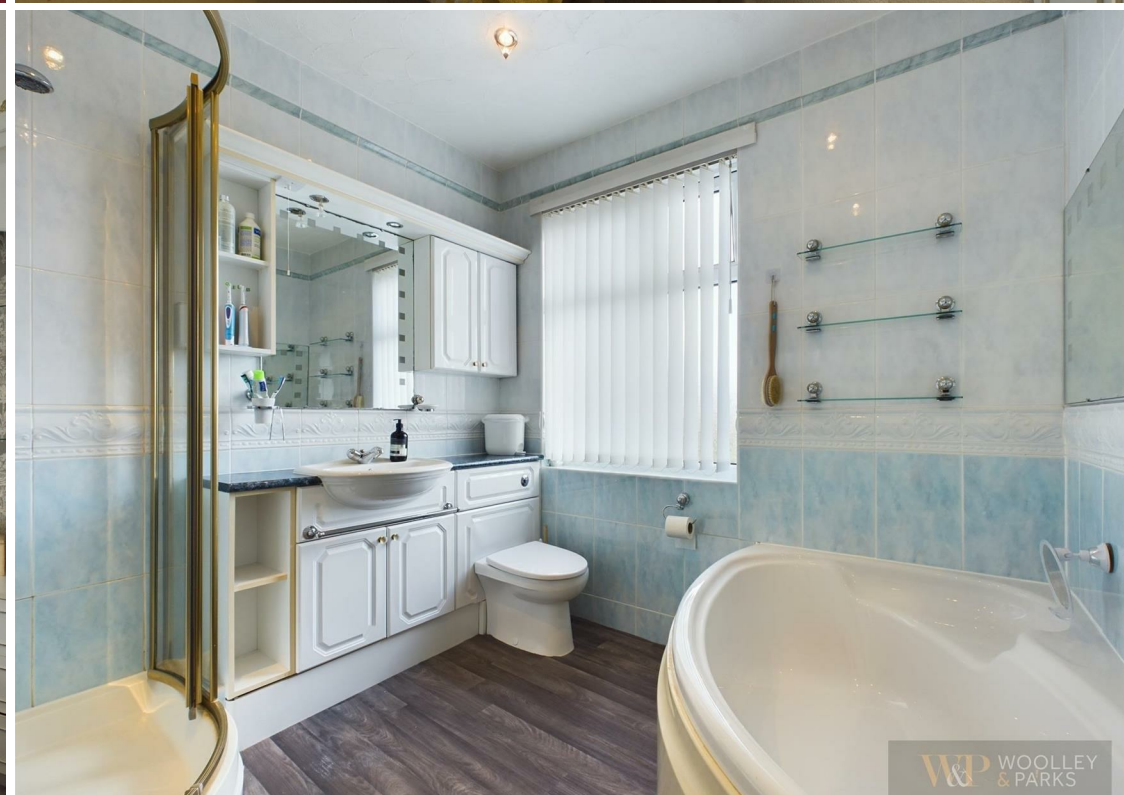
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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⁾

1668.4 ft²
155 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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