



1 The Beeches
Tickton, Beverley, East Yorkshire HU17 9RL
Price £395,000

W&P WOOLLEY
& PARKS

*** A DECEPTIVELY SPACIOUS AND IMMACULATELY PRESENTED DETACHED FAMILY HOME *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated at the head of an exclusive cul-de-sac development, at the heart of this highly regarded and much sought after village, this IMPRESSIVE detached home is certainly worth a closer look! The property offers a deceptively spacious arrangement of accommodation that is presented to a wonderfully high standard throughout, allowing a buyer to move straight in and enjoy! Briefly comprising Entrance Hall, Guest Cloakroom, Lounge, Dining Room, Breakfast Kitchen and Utility Room to the Ground Floor, with a spacious landing serving the FOUR DOUBLE BEDROOMS, with En-Suite to the Principal Bedroom and a House Bathroom to the first floor. Outside, a driveway provides parking space in front of the integral Garage, with a neatly landscaped garden to the rear and two storage sheds. An IDEAL home for the growing family, in a peaceful village just outside Beverley and within catchment area for Beverley High School & Grammar - HURRY TO VIEW!



Entrance Hall

16'3" x 4'2" widens to 9'9" (4.95m x 1.27m widens to 2.97m)

A painted timber exterior door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming hallway, with oak finish laminate flooring, radiator, integral door to the garage and the staircase leading off, with useful storage cupboard below.

Guest Cloakroom

5'3" x 2'9" (1.60m x 0.84m)

A most useful convenience features a white suite of WC and hand basin, with tiled splash back, radiator, extractor fan and oak finish laminate flooring.

Lounge

15'9" x 13'3" (4.80m x 4.04m)

Double doors from the hallway open to this attractive main reception room, with its double glazed French doors opening out to the rear garden, providing a lovely outlook. With two radiators, TV/media points, and fitted carpet.

Dining Room

11'5" x 10'0" (3.48m x 3.05m)

A versatile second reception room with radiator, telephone/internet points, oak finish laminate flooring and a double glazed window to the front elevation.

Breakfast Kitchen

13'1" x 12'9" (3.99m x 3.89m)

A smartly appointed kitchen is comprehensively fitted with a modern range of base, wall and drawer units in a white, high-gloss laminate finish, with granite effect worktop and breakfast bar, matching upstands, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob with stainless steel extractor hood above and glass splash back. There is also a recess with plumbing for a freestanding dishwasher. With counter-top lighting, radiator, TV point, slate-tile effect flooring, double glazed window and double glazed doors opening to the rear garden.

Utility Room

6'0" x 5'4" (1.83m x 1.63m)

Fitted with base and wall units matching those of the kitchen, with granite effect worktop, stainless steel sink and plumbed recess to accommodate a freestanding washing machine. With radiator, extractor fan, gas central heating boiler, slate tile effect flooring and a double glazed panel door to the side pathway.

First Floor Landing

A very pleasant landing enjoys natural light from a double glazed window over the staircase, with radiator, fitted carpet and a loft access hatch.

Principal Bedroom

15'4" max x 14'11" max (4.67m max x 4.55m max)

A luxuriously proportioned principal room is extensively fitted with a stylish range of fitted wardrobes and drawers, with radiator, TV point, fitted carpet, built-in airing cupboard and a double glazed window to the front elevation.

En-Suite

7'8" x 6'5" (2.34m x 1.96m)

A spacious and stylishly appointed facility features a modern white suite comprising of a double width shower enclosure, pedestal wash basin and WC, with neutral wall tiling, luxury vinyl tile flooring, chrome towel radiator, extractor fan, fitted cabinet and a double glazed window.

Bedroom Two

13'1" x 9'0" (3.99m x 2.74m)

Another fabulous double room, with radiator, fitted carpet and twin double glazed windows to the rear elevation.

Bedroom Three

12'9" x 9'11" (3.89m x 3.02m)

A very comfortable double room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Four

10'11" x 10'0" (3.33m x 3.05m)

Also a comfortable double, with radiator, luxury vinyl flooring in an oak herringbone pattern, and twin double glazed windows to the front elevation.

Bathroom

9'5" x 6'4" (2.87m x 1.93m)

A light and airy facility is fitted with a modern white suite comprising of a panelled bath with mixer shower attachment, separate shower enclosure, pedestal wash basin and the WC, with neutral wall tiling, vinyl flooring, chrome towel radiator, extractor fan and a double glazed window.

External

The property stands at the head of the cul-de-sac, with attractive planting lining the approach road. A tarmac driveway provides private parking for two vehicles in front of the integral garage. A gated pathway gives access around the side into the rear garden, with a store shed positioned at the other side of the house.

Integral Garage

17'2" x 9'9" (5.23m x 2.97m)

With an automatic roller door from the driveway, electric lighting and power sockets.

Rear Garden

The rear garden is a lovely size, set within a fenced perimeter with established greenery providing an enviable degree of privacy. Attractive landscaping provides a

generous expanse of lawn with retained planting borders and a paved patio terrace across the back of the house.

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 - E.

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:

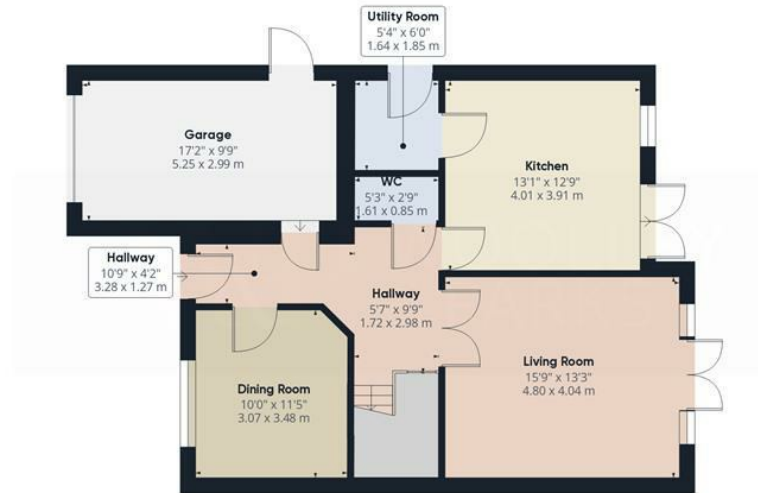
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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:

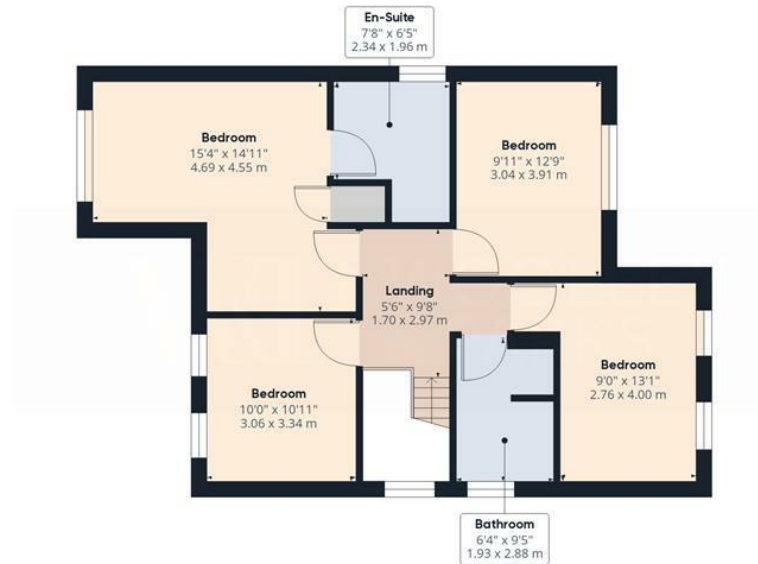
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1651.88 ft²
153.46 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.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC