



127 Woodhall Way
Beverley, East Yorkshire HU17 7JR
Offers over £425,000

WP WOOLLEY
& PARKS

*** A FABULOUS FAMILY HOME ON A LARGE GARDEN PLOT, IN A HIGHLY REGARDED LOCATION CLOSE TO AMENITIES *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This REMARKABLE semi detached property has been significantly extended and cosmetically updated to a wonderful standard throughout, creating a bright and comfortable home that is sure to meet the needs of the growing family. The property stands in an attractive garden plot of approximately 1/5th of an Acre, with ample driveway space and an attached single garage, plus an additional workshop/store. A versatile arrangement of accommodation briefly comprises Entrance Hall, Playroom, Lounge, Kitchen and Dining/Day Room, Utility Room and Guest Cloakroom to the ground floor, with four double Bedrooms, En-Suite Shower Room and House Bathroom to the first floor. ACT QUICKLY TO AVOID MISSING OUT!



Entrance Hall 12'4" x 5'11" (3.76m x 1.80m)

An attractive painted timber panel door, with stained glass insert and frosted glass side panels, opens from a recessed porch into a welcoming hallway, with laminate flooring, radiator and staircase rising off with built-in storage cupboard below.

Playroom 10'8" x 10'1" (3.25m x 3.07m)

A versatile reception room features a walk-in double glazed bay window to the front elevation, laminate flooring, radiator, TV point and feature chimney breast niche.

Lounge 18'3" x 10'1" (5.56m x 3.07m)

A pleasant reception room with laminate flooring, two radiators, TV/media points, feature fireplace with tiled hearth and oak mantel beam, and double glazed doors opening to the rear garden.

Kitchen 14'7" x 8'7" max (4.45m x 2.62m max)

Fitted with a range of base, wall and drawer units in a pale grey Shaker finish, with granite effect worktops, matching upstands and a ceramic sink unit. With recess space for a range cooker beneath a fitted extractor hood, integrated dishwasher, kickboard heater, and a double glazed window to the rear elevation.

Dining/Day Room 20'3" x 12'9" (6.17m x 3.89m)

Open plan to the kitchen, with beautiful floor tiling extending through, a lovely social family room features two radiators, TV/media points and a double glazed window to the front elevation.

Utility Room 16'8" x 6'1" (5.08m x 1.85m)

A really useful room, fitted with a run of base and wall units with laminate worktop and composite sink unit. With under-counter recess spaces and plumbing for freestanding washing machine, radiator, extractor fan, tiled flooring, double glazed window and a double glazed panel door opening to the garden.

Guest Cloakroom 5'11" x 3'1" (1.80m x 0.94m)

A most useful convenience features a white suite of WC and hand basin, with radiator, extractor fan, Velux roof light and tiled flooring.

First Floor Landing

With radiator, fitted carpet and loft access hatch.

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

A nicely proportioned double room features a bank of fitted wardrobes with sliding fronts, radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

En-Suite 5'9" x 5'4" (1.75m x 1.63m)

An attractively tiled wetroom with rainfall shower, additional riser rail attachment and glass partition screen, wall mounted wash basin and WC. Towel radiator, mirrored vanity cabinet, shaver/toothbrush charge point, extractor fan and a double glazed window.

Bedroom Two 10'8" x 10'1" (3.25m x 3.07m)

Another generous double room with a double glazed bay window and box seat to the front elevation, fitted wardrobe, TV point, radiator and fitted carpet.

Bedroom Three 12'10" x 10'1" (3.91m x 3.07m)

A well proportioned double room with radiator, TV point, fitted carpet and a double glazed window to the front elevation.

Bedroom Four 10'2" x 8'8" widens (3.10m x 2.64m widens)

Also a good double room, with radiator, TV point, fitted carpet and a double glazed window to the rear elevation.

Bathroom 7'4" x 5'10" (2.24m x 1.78m)

A smartly appointed facility features a modern white suite comprising of a freestanding bath tub, pedestal wash basin and WC, with attractive wall and floor tiling, vanity cabinet, towel radiator, extractor fan and a double glazed window.

External

The property stands well back from the roadside, with an attractive boundary wall and vehicle pull-in to a gated entrance onto the expansive resin driveway. With lawned gardens to either side of the driveway, planted borders and boundary hedging. Gated pedestrian access at the side of the garage leads around to the rear garden.

Garage 18'7" x 10'10" (5.66m x 3.30m)

With roller doors to both front and rear elevations, electric lighting and power sockets. Attached to the rear of the house is an additional store/workshop.

Rear Garden

Enjoying a south-westerly aspect and a fair degree of privacy, the rear garden is predominantly lawned and set within a fenced perimeter. Immediately behind the house is a generous paved patio terrace, ideal for entertaining and dining 'al-fresco'.

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 - C.

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.







Approximate total area⁽¹⁾

1678.37 ft²
155.93 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very low carbon	Current
 A B C D E F G	80	 A B C D E F G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	