

linkagency

4 Bedroom House - Detached for Sale

Offers Over £300,000

64 Poplars Way, Beverley, HU17 8PL



KEY FEATURES

- SOUTH BEVERLEY ; SOUGHT-AFTER LOCATION
- 3 DOUBLE BEDROOMS WITH FITTED WARDROBES + 1 SINGLE BEDROOM
- MODERN, RECENT KITCHEN AND BATHROOMS
- EASY ACCESS TO BEVERLEY WESTWOOD
- GAS CENTRAL HEATING + UPVC DOUBLE GLAZING
- CATCHMENT AREA FOR SOUGHT-AFTER PRIMARY AND SECONDARY SCHOOLS
- FITTED KITCHEN WITH INTEG APPLIANCES + SEPARATE UTILITY ROOM
- SEPARATE DINING ROOM AS WELL AS A CONSERVATORY
- GROUND FLOOR WC + ENSUITE TO BEDROOM 1
- EASY ROAD AND RAIL ACCESS TO HULL, YORK AND THE EAST YORKSHIRE COAST

HEAD OFFICE

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This spacious , very well-maintained, improved, 4 bedroom, 2 bathroom, 3 reception room, family home is located on a corner plot with ample parking space to the front and a good size, established garden to the rear with feature brick and in-set panel walls to two sides .

The property is entered via an entrance porch leading to a hallway from which the large, dual aspect lounge with a bay window is reached. At the end of the hallway is the modern, fitted kitchen with a variety of integrated appliances; this leads to a separate dining room with attached conservatory ; there is a separate utility room and WC to the right of the kitchen. The integral garage can be reached from an interior door in the hallway, thus allowing potential for further development as another reception room (subject to necessary planning consent). The gas central heating boiler with a service record is located in the garage.

Upstairs are 4 bedrooms including 3 double bedrooms with fitted wardrobes; bedroom 1 has a modern ensuite shower room; the fourth bedroom is a good size single bedroom . There is also a recently modern bathroom on the upper floor .

SITUATION

The property is located in a, popular established, sought-after residential area, south of Beverley town centre within easy walking distance (15 minutes, approximately) to a large supermarket, a coop and a couple of food outlets: a Chinese and a Mcdonalds. There is a bus stop on Victoria road - a 5 minute walk away - where buses to Hull, Beverley centre and York can be caught. Beverley Grammar school is within a ten minute walk (approximately) and Keldmarsh Primary school is within a 13 minute walk (approximately). The Westwood Pastures can be reached easily via a cut through close to the property .Historic, picturesque Beverley town centre is within walking distance - a 20 minute walk approximately - via various routes - and offers a range of amenities for all tastes and interests.

BEVERLEY

Beverley is one of the regions most, sought-after residential towns owing to its stunning architecture, highly regarded schools, the surrounding , verdant countryside, especially the Westwood Pastures and the many attractive, established housing areas throughout the town.

There are many historic buildings within the picturesque town centre including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery. Each Saturday there is a traditional market which attracts a large number of varied stall holders and visitors ; the market has been a central part of the community for hundreds of years; there is a Christmas Market there each December.

Beverley has a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, west of the town centre, hosts premiers of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool; Beverley also has a golf course: the East Riding Golf course located on the Westwood.

Beverley's beautiful, open Westwood Pastures is a popular walking destination as is the Minster Way walk route which begins at the Minster. The Tour de Yorkshire sometimes passes through Beverley as a nod to the many local cyclists whose hobby is to enjoy the region's popular cycle routes.

Beverley Westwood is also home to the famous Beverley Racecourse which apart from races is also a venue for themed race days, family fun days and music nights as well as private events such as weddings and conferences.

The town centre is home to a multitude of restaurants, bars and bistros, as well as hotels, high street shopping chains and individual boutiques.

The Flemingate Centre, east of the town centre - within a 25 minute walk approximately - has restaurants, shops, a hotel and a cinema and is located close to the railway station with trains which run regularly on the Hull to Scarborough line and connect to London and York trains .

With highly regarded schools and a higher education college, along with excellent transport links, via road and rail, Beverley truly is one of the region's most sought after residential towns.

ENTRANCE PORCH

6'2" x 3'8"

Sliding french doors - Tiled floor - Wall light - UPVC front door

HALLWAY

14'2" x 2'11"

Fitted carpet - Radiator - Stairs to upper floor



RECEPTION ROOM / LOUNGE

15'6" x 12'0"

Fitted carpet - Large bay window measuring 2.27 (7'44) x 0.94 (3'08) with aspect to the front - Feature fireplace with marble effect back and hearth - Coal effect gas fire - White, wood Adam style fire surround - Coving - Small window with aspect to the side - Door to the dining room

RECEPTION 2 / DINING ROOM

11'3" x 8'9"

Linoleum wood effect flooring - Coving - Door to kitchen - Radiator

CONSERVATORY

11'0" x 11'10"

Sliding door from dining room - Double doors to rear patio area

KITCHEN

11'6" x 10'7"

Modern base units including integrated dishwasher and electric cooker - Laminate work tops with up turns - 1.5 bowl drainer sink with monochrome mixer tap - Integrated electric hob with glass splash-back - Stainless steel extractor hood - Full height units with ample storage space and integrated fridge and freezer - Radiator - Wood-effect linoleum flooring - Door to utility room

UTILITY ROOM

6'4" x 4'10"

Aspect to the rear garden - Base unit with laminate work top - Space for dryer - Space and plumbing for washing machine - Wood-effect linoleum flooring - Door to the side pathway

GROUND FLOOR WC

5'7" x 2'10"

Low flush WC - Wood effect linoleum flooring - Pedestal wash basin - Radiator - Window with aspect to the side - Half tiled walls

INTEGRAL GARAGE

18'0" x 7'10"

Interior door from hallway - Gas central heating boiler - Up and over door - Potential to change into another reception room (subject to necessary planning)

BEDROOM 1

16'3" x 11'1"

King size room - Fitted wardrobes with mirrored fronts - 2 windows with aspect to the front - Coving - Fitted carpet

ENSUITE TO BED 1

6'7" x 5'2"

Fitted cupboard units with integrated vanity sink - Window with aspect to the side - Extractor fan - Wood-effect linoleum flooring - Shower cubicle with glass doors - Tiling to shower area - Part-tiled walls

BEDROOM 2

10'6" x 10'3"

Double room - Fitted mirror front wardrobes - Aspect to the front - Fitted carpet - Radiator

BEDROOM 3

12'0" x 7'9"

Double room - Fitted wardrobes - Fitted carpet - Radiator - Aspect to the rear

BATHROOM

7'0" x 6'5"

Bath with monochrome mixer tap with hand held shower head - Pedestal sink - Low flush WC - Wood effect linoleum flooring - Radiator - Part -tiled

BEDROOM 4

8'10" x 7'10"

Good size single room - Fitted carpet - Radiator Aspect to the rear

GARDEN

Front:

Concrete driveway - Extra parking on gravel area - Paved pathway to the right hand side - Wrought-iron gate

Rear:

Lawn - Large, paved patio area with feature wall - Brick walling with in-set fencing to 2 sides - Extra, panel fencing to right hand side - High conifer border to rear



JAYNE AT LINK AGENCY

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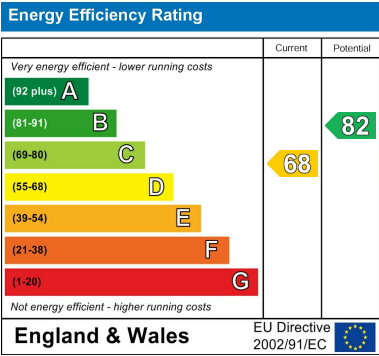
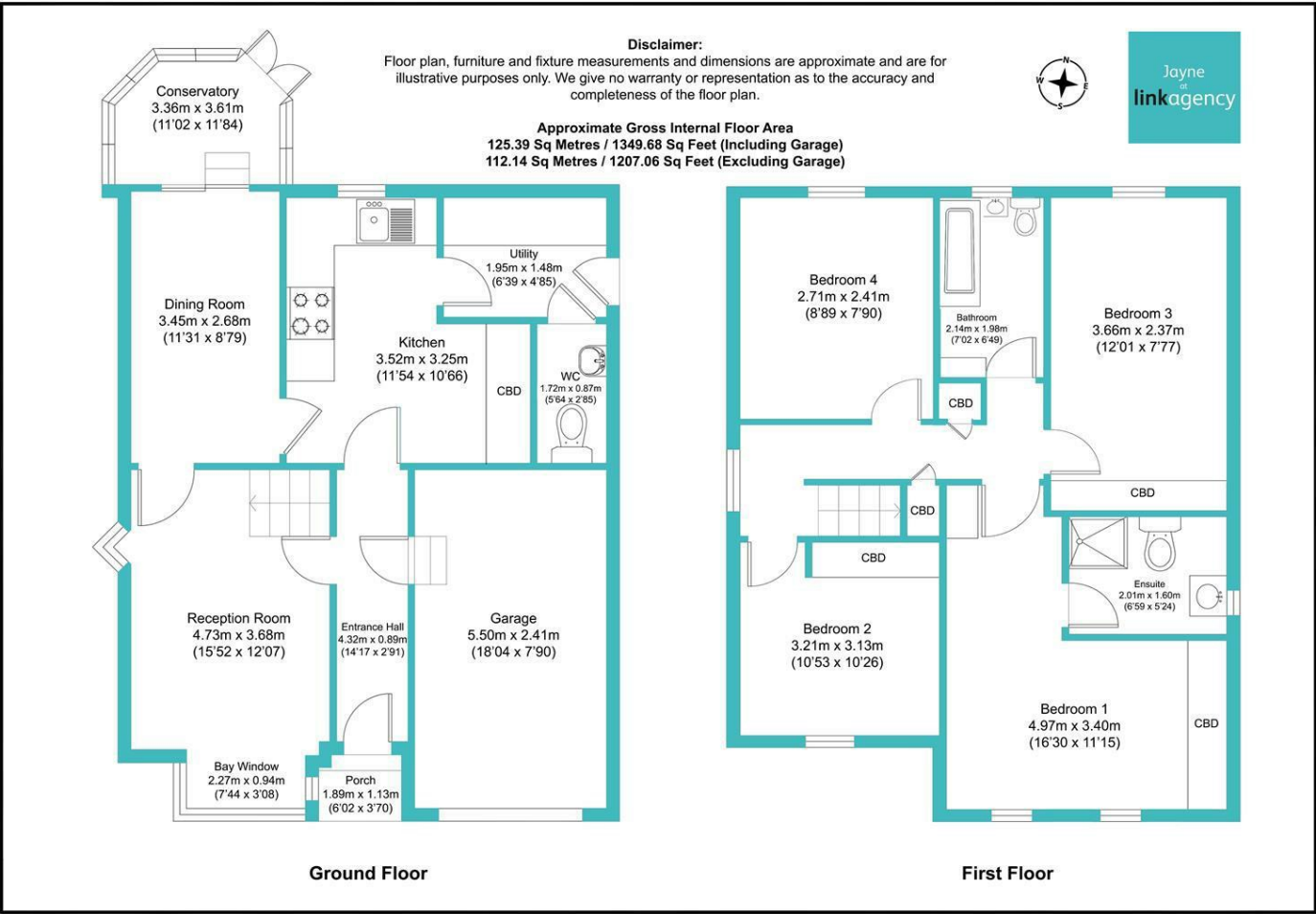
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EXTRA DETAILS

The kitchen and bathrooms were updated 2021 to 2022





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