



34 Poplars Way, Beverley, East Yorkshire, HU17 8PL

- Four Bedroom Detached Family House
- Well Proportioned Rooms with Conservatory Addition
- Double Aspect Lounge
- Kitchen and separate Utility Room
- En Suite Shower Room and Family Bathroom
- Pleasant Corner Plot Position
- Entrance Hall with access to Cloakroom WC
- Dining Room with access to Conservatory
- Four First Floor Bedrooms
- Gardens with Off Road Parking and Garage

Offers In The Region Of £365,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

34 Poplars Way, Beverley, East Yorkshire, HU17 8PL

Four bedroom detached family house, offered for sale with No Forward Chain. Occupying a pleasant corner plot position on this modern development. The well proportioned accommodation comprises:- Entrance hall, cloakroom/WC, lounge, dining room, conservatory, kitchen, utility room, first floor landing, four bedrooms, en suite shower room and a family bathroom. There are garden areas mainly to the front and side of the property with off road parking and access to the single integral garage. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located off Victoria Road, the property is located within a short commute of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard, radiator and access into all the ground floor rooms and internal door to the garage.

Cloakroom WC

5'2" x 2'10" (1.591m x 0.867m)

Suite of WC and wash hand basin, window to the side elevation, part tiled walls, towel rail radiator and wooden effect flooring.

Lounge

10'8" x 16'4" (3.276m x 4.981m)

A double aspect room with windows to the front and side elevations, coal effect gas fire and two radiators.

Dining Room

9'10" x 10'1" (3.006m x 3.093m)

Window to the front elevation, radiator, wooden effect flooring and sliding door to the conservatory.

Conservatory

12'9" x 8'6" (3.904m x 2.612m)

Overlooking the garden with windows and access door to the outside. Light/ceiling fan and tiled flooring.

Kitchen

9'10" x 9'3" (3.007m x 2.837m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit with mixer tap. Space for range style cooker (the cooker is to be included within the sale), window to the side elevation, radiator, tiled flooring and part tiled walls.

Utility Room

9'10" x 5'3" (3.001m x 1.617m)

Work surface with space beneath for appliances, wall cupboard over. Window and side entrance door. Tiled flooring and radiator.

First Floor Landing

Radiator and access to all rooms off.

Bedroom One

11'0" x 14'3" + wardrobes (3.376m x 4.346m + wardrobes)

A double aspect room with windows to the front and side elevations. Wardrobes set into recess, radiator and access into:

En Suite Shower Room

5'6" x 8'6" into shower (1.699m x 2.599m into shower)

Suite of shower tray, basin and WC. Part tiled walls, radiator, window and airing cupboard with tank.

Bedroom Two

10'2" to back of wardrobes + door recess x 11'1" (3.099m to back of wardrobes + door recess x 3.388m)

Window to the front elevation, radiator, wardrobes into recess and access to roof void.

Bedroom Three

13'4" x 8'5" (4.069m x 2.571m)

Window to the rear elevation, wardrobes and radiator.

Bedroom Four

8'5" x 10'8" to back of wardrobes (2.573m x 3.273m to back of wardrobes)

Window to the side elevation and radiator.



View all our properties at.....

 OnTheMarket.com

LEONARDS
SINCE 1884

Family Bathroom

5'0" x 9'3" (1.546m x 2.841m)

Containing a three piece suite of bath with shower over and screen, wash hand basin and WC. Window to the side elevation, part tiled walls, tiled floor and radiator.

Outside

The property occupies a pleasant corner plot position and enjoys garden areas mainly to the front and side elevations. The front is laid mainly to lawn with lawned areas with boarders. There is off road parking with access to the integral single garage. A pedestrian footpath leads to the enclosed side garden area. The established garden has stoned areas, bushes, shrubs and paved pathway with small patio area.

Garage

16'8" x 8'4" (5.082m x 2.546m)

With electric up and over door, light, power and gas fired central heating boiler. Internal door to the house hallway.

Energy Performance Certificate

The current energy rating on the property is C (72).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number W00089034000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Agents Note

This property is being sold subject to probate.

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

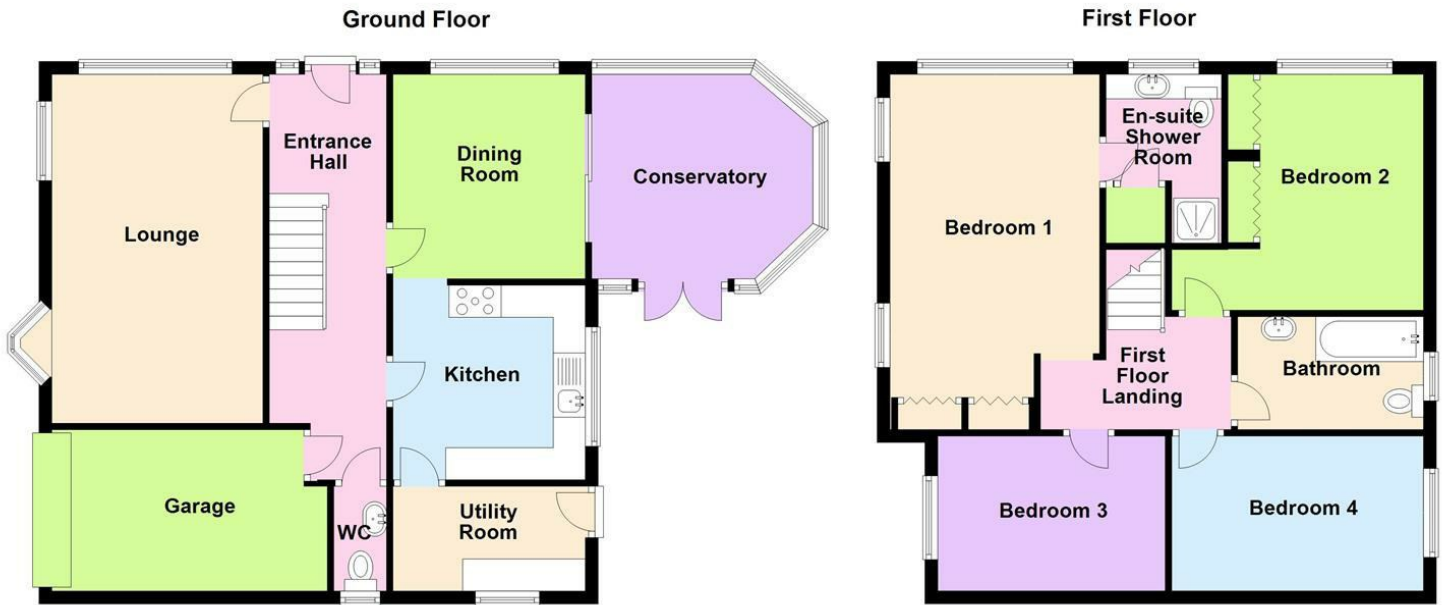
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



View all our properties at.....

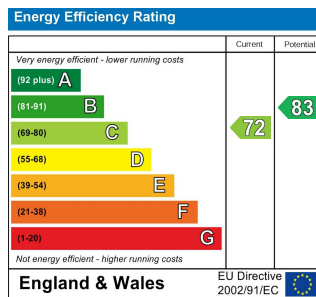
 OnTheMarket.com

LEONARDS
SINCE 1884



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

34 Poplars Way, Beverley



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....

