

Whitakers

Estate Agents



43 St. Pauls Way, Beverley, HU17 9RW

Asking Price £250,000

Modern detached family home situated towards the head of a cul-de-sac, close to the centre of the popular rural Village of Tickton.

The accommodation briefly comprises: open porch, entrance hall, cloakroom / W.C., fitted kitchen with a host of integrated appliances, separate dining room and a bay windowed lounge overlooking the rear garden to the ground floor with four bedrooms - the principal bedroom having an en suite shower room and a separate family bathroom with a four piece suite to the first floor.

There is a low maintenance open plan garden to the front of the property and an enclosed garden to the rear. A private tarmac driveway with wrought iron double gates to the side of the property leads to the converted garage which now provides a garden room.

The property has gas fired central heating, Upvc double glazing and is being offered to the market for sale with no onward chain and vacant possession.

Front External



The Accommodation Comprises

Ground Floor

Open Porch

An open sided pillared porch with a pitched tiled canopy roof leads to the entrance door.

Entrance Hall

A Upvc entrance door with two obscured and decoratively leaded double glazed panel inserts leads into the entrance hall. 'L' shaped entrance hall having a central heating radiator and where a flight of stairs lead to the first floor accommodation beneath which there is a built-in understairs storage cupboard.

Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: a low level W.C. suite and a wall mounted wash hand basin. There is a central heating radiator, a painted ceramic tiled finish to the floor and a partially tiled finish to the walls up to dado rail level.

Kitchen 16'1" (maximum) x 10'4" (to 7'1") (4.92m (maximum) x 3.16m (to 2.16m))



Being fitted with a comprehensive range of units in a high gloss finish in white comprising: tall larder storage cupboard, drawers and base units with a complementary fitted marble effect worksurface over which extends to create a splashback finish to the walls and incorporates a one and a half bowl composite sink and routed drainer with mixer tap. There is an integrated 'Neff' eye-level electric double oven, an integrated 'Neff' microwave, an integrated 'Neff' halogen hob with a marble effect splashback to the wall and a 'Neff' stainless steel and glazed extractor canopy hood above, an integrated dishwasher, an integrated larder style fridge and separate larder style freezer. Having plumbing for an automatic washing machine and space for a condenser tumble dryer. There is a tile effect laminate finish to the floor, recessed spotlights to the ceiling, a wall mounted 'Worcester' boiler, Upvc double glazed windows to both the front and side elevations and a Upvc stable style entrance door with an obscured double glazed panel insert to the side elevation leading onto the private side driveway.

Dining Room 10'3" x 9'11" (3.13m x 3.04m)



Having Upvc double glazed windows to both the front and side elevations, a central heating radiator and coving to the ceiling.

Lounge 15'9" x 11'0" (to 13'3" into bay window)
(4.82m x 3.36m (to 4.04m into bay window))



There are two central heating radiators, coving to the ceiling, a Upvc double glazed window to the side elevation and a Upvc double glazed walk-in angled bay window to the rear elevation which overlooks the private enclosed rear garden.

Stairway

Having a Upvc double glazed window to the rear elevation.

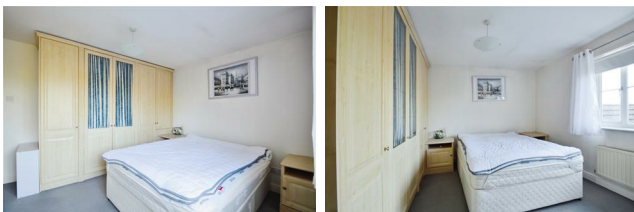
First Floor Accommodation

Landing



Having a loft hatch access to the ceiling, a central heating radiator and a built-in airing cupboard which houses the water cylinder.

Principal Bedroom 13'10" (to fitted double wardrobe to 11'6") (4.23m (to fitted double wardrobe to 3.53m))



Being fitted with an extensive range of furniture in a maple wood effect finish comprising: wardrobes - two doors of which are partially glazed and matching bedside cabinets with a further fitted double wardrobe. There is a central heating radiator and a Upvc double glazed window to the rear elevation.

En Suite Shower Room



Being fitted with a three piece suite in white comprising: a walk-in shower enclosure with 'Triton LP' mains shower, a pedestal wash basin and a low level W.C. suite. The walls are partially tiled up to dado rail level, there is a painted ceramic tiled finish to the floor, an extractor fan unit, a central heating radiator and an obscured double glazed Upvc window to the side elevation.

Bedroom Two 10'9" x 10'1" (3.29m x 3.09m)



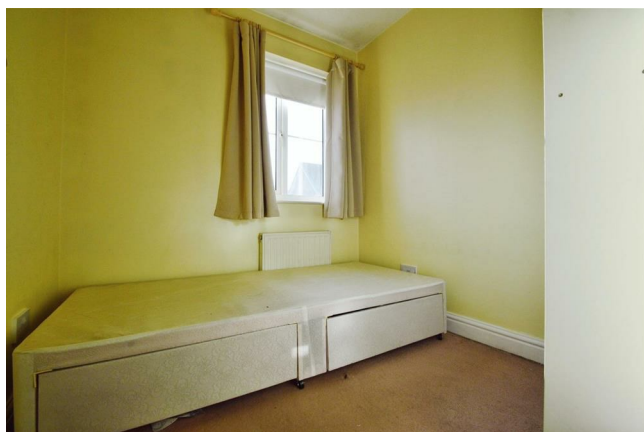
Having a central heating radiator and a Upvc double glazed window to the front elevation.

Bedroom Three 10'1" x 8'1" (3.09m x 2.47m)



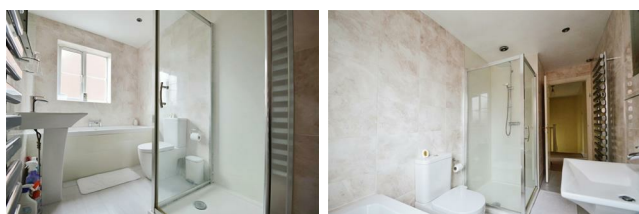
Having a central heating radiator and a Upvc double glazed window to the front elevation.

Bedroom Four 6'10" x 6'8" (2.09m x 2.05m)



Having a central heating radiator and a Upvc double glazed window to the front elevation.

Family Bathroom



Being fitted with a four piece suite in white comprising: a separate walk-in shower enclosure with a 'Mira Pronta' mains shower and waterproof boarding to the walls, a double ended panelled bath with central mixer tap, a pedestal wash basin with mixer tap and a low level W.C. suite with button push flush. The remainder of the walls are tiled, there is a wood effect laminate finish to the floor, recessed spotlighting to the ceiling, a vertical chrome effect ladder style radiator and an obscured double glazed Upvc window to the side elevation.

External

Parking

A private tarmac driveway with wrought iron double gates to the side of the property provides off street parking for several vehicles.

Gardens



To the front of the property there is an open plan garden laid to decorative aggregates and to the rear of the property there is an enclosed garden with areas laid to lawn and decorative aggregates with a mature horse chestnut tree, a garden store shed, outside lighting, water butt and cold water tap. The garden is bounded by timber fencing.

Converted Garage



The former garage has been converted into a garden room with a wood effect laminate finish to the floor, recessed spotlighting to the ceiling and an access door to the roof void, Upvc double glazed windows to both the front and side elevations and a Upvc entrance door to the side elevation.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - O2

Broadband - Basic 18Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - East Riding of Yorkshire

Council Tax Band 'D'.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

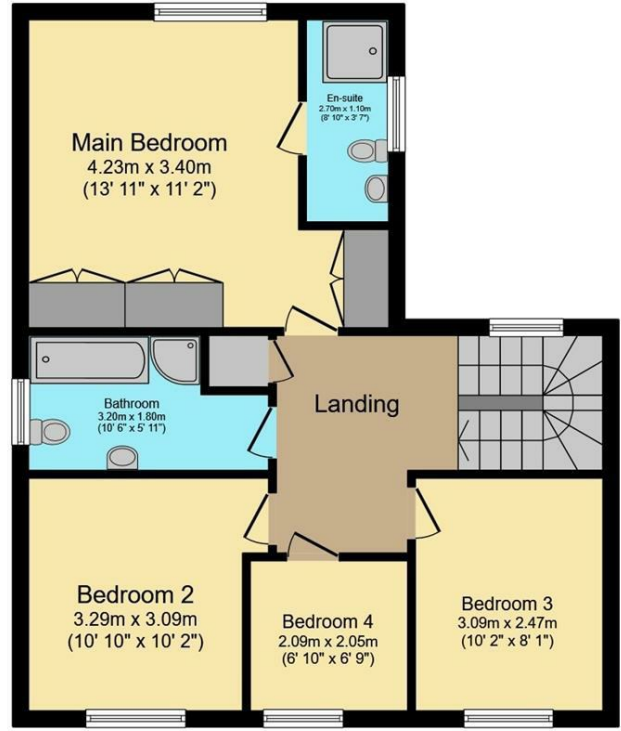
Whitakers Estate Agent Declaration

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Floor Plan



Ground Floor



First Floor

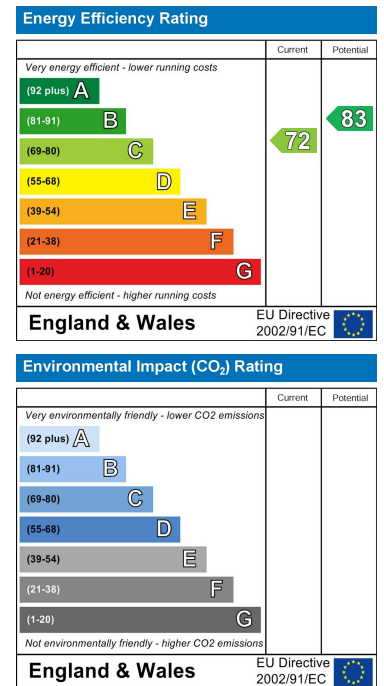
Total floor area 116.8 m² (1,257 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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