



Woodhall Way, Beverley HU17 7JB

welcome to

Woodhall Way, Beverley

End house providing 3 bedroom accommodation and situated in this popular Molescroft location requiring a degree of modernisation and updating ideal for the first time buyer or investor.



Entrance Hall

Accessed via a double glazed entrance door with double glazed window to the front aspect, radiator, understairs storage cupboard and stairs to the first floor.

Lounge/dining Room

26' 5" x 11' 9" narrowing to 8' 4" (8.05m x 3.58m narrowing to 2.54m)

With a double glazed box window to the front aspect together with a double glazed window to the rear aspect and twin radiators.

Kitchen

11' 2" x 9' 2" (3.40m x 2.79m)

With a double glazed window to the rear aspect, range of base and wall units with worksurfacing and tiled splash back and incorporating a stainless steel sink unit, electric cooker point and radiator.

Rear Lobby

Double glazed rear entrance door and tiled floor.

Ground Cloakroom/wc

Double glazed window to the rear aspect, tiled floor, radiator, pedestal wash hand basin and wc.

Landing

With access to the loft and built in airing cupboard housing gas central heating boiler.

Bedroom One

15' 8" into window x 8' 5" plus wardrobes (4.78m into window x 2.57m plus wardrobes)

Double glazed box window to the front aspect, built in wardrobes with cupboards over and radiator.

Bedroom Two

11' 1" into recess x 11' plus door entrance area (3.38m into recess x 3.35m plus door entrance area)

Double glazed window to the rear aspect, built in wardrobes with cupboards over and radiator.

Bedroom Three

10' 3" x 7' 4" (3.12m x 2.24m)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the rear aspect, coloured suite comprising a panelled bath with shower mixer taps over, pedestal wash hand basin, wc and radiator.

Outside

To the front of the property is an extensive open plan lawned garden with central pathway. The rear garden has a paved patio to a further lawned garden and to the side of the property is a further garden with timber constructed shed.

Garage

Located in a separate block within a short distance from the rear of the property is a brick constructed garage with up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



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welcome to

Woodhall Way, Beverley

- Ideal first time buyer/investor property
- Three bedroom end house
- Requiring a degree of modernisation & updating
- Offered at a realistic asking price.
- Council Tax Band C

Tenure: Freehold EPC Rating: C

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106509 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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