



**Woodpecker Drive, BEVERLEY HU17 0GT**





**welcome to**

**Woodpecker Drive, BEVERLEY**

A beautifully presented three bedroom end terrace house which is situated towards the south side of Beverley Viewing is highly recommended.



**Entrance Hall**

With a double glazed entrance door to the hall and stairs leading to the first floor.

**Cloakroom**

With double glazed window to the front aspect, wc, wash hand basin and radiator.

**Lounge**

16' 3" x 14' ( 4.95m x 4.27m )

With double glazed window and patio doors to the rear, understairs cupboard and radiator.

**Dining Kitchen**

15' 6" x 9' 1" ( 4.72m x 2.77m )

Incorporating a range of wall and base units with sink unit, 70/30 fridge/freezer, dryer/washer, electric oven and induction hob with extractor hood over. Double glazed window to the front aspect, radiator and spot lights.

**Landing**

With access to the loft.

**Bedroom One**

13' 5" max x 8' 9" ( 4.09m max x 2.67m )

With double glazed window to the rear aspect, built in wardrobes and radiator.

**Ensuite**

With shower cubicle, wash hand basin, wc and heated towel rail.

**Bedroom Two**

9' 6" x 9' ( 2.90m x 2.74m )

With double glazed window to the front aspect and radiator.

**Bedroom Three**

10' 6" x 7' ( 3.20m x 2.13m )

With double glazed window to the rear aspect and radiator.

**Bathroom**

With double glazed window to the front aspect, bath with shower over, wash hand basin and wc.

**Front Garden**

With side driveway and gate to the garden.

**Rear Garden**

With patio and lawn and fencing to the perimeter.



**view this property online** [williamhbrown.co.uk/Property/BEV106390](http://williamhbrown.co.uk/Property/BEV106390)



welcome to

## Woodpecker Drive, BEVERLEY

- A well presented three bedroom end terrace
- Beautiful dining kitchen
- Master bedroom with ensuite
- Good sized rear garden
- No chain

Tenure: Freehold EPC Rating: B

offers in excess of

**£240,000**

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV106390](http://williamhbrown.co.uk/Property/BEV106390)



Property Ref:  
BEV106390 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**