



**Sunnydene, Plaxton Bridge Road, Woodmansey,
Beverley HU17 0RT**

Welcome to

Sunnydene, Plaxton Bridge Road, Woodmansey, Beverley

Superb recently upgraded traditional house with modern and stunning interior with the house providing open plan ground floor accommodation.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Open Plan Lounge/Sitting Room

26' 9" + bay window x 22' 2" inc. stairs (8.15m + bay window x 6.76m inc. stairs)

Accessed via a double glazed entrance door from the entrance hall with double glazed side panels and has twin double glazed bay windows to both front and side aspects. Wood grain effect flooring, three radiators and staircase to first floor level and having inset spot lights to the ceiling. The room is open plan to the L shaped dining kitchen.

L-Shaped Kitchen

22' 1" narrowing to 9' 2" x 21' 2" (6.73m narrowing to 2.79m x 6.45m)

With double glazed picture windows to the side and rear aspects in addition to double glazed french doors giving access to the side elevation of the property. There is tiled flooring with underfloor heating. The kitchen has an extensive range of modern kitchen units with contrasting worksurfacing with tiled splash surrounds which incorporates a 1 1/2 bowl sink unit, twin built in eye level electric ovens and integrated dishwasher and twin fridge freezers. In addition is a stunning and feature island unit with integrated electric hob and AEG pop up extractor fan. The corner units have carousel storage areas and there are inset spot lights to the ceiling.

Rear Lobby

With a tiled floor, worksurfacing, plumbing for an automatic washing machine and inset spot lights to the ceiling.

Utility Room

5' 7" x 5' 5" (1.70m x 1.65m)

With base units and worksurfaces over, tiled floor and extractor fan.

Ground Floor Cloakroom/WC

With a double glazed window to the rear aspect, extractor fan and tiled floor and inset spot lights to the ceiling. Vanity wash hand basin and wc.

Landing

With a double glazed window to the side aspect, access to the roof void area and inset spot lights to the ceiling.

Bedroom 1

13' 3" x 12' 2" narrowing to 10' 5" (4.04m x 3.71m narrowing to 3.17m)

With a double glazed window to the rear aspect, radiator and inset spot lights to the ceiling.

En Suite Shower Room

Part tiled walls and tiled floor, heated towel radiator, extractor fan, shower enclosure, vanity sink unit and wc.

Bedroom 2

13' 2" x 12' 3" (4.01m x 3.73m)

With a double glazed bay window to the front aspect plus a further double glazed window to the side aspect, radiator and inset spot lights to the ceiling.

Bedroom 3

9' 3" x 9' 1" (2.82m x 2.77m)

With double glazed window to the front aspect, radiator and inset spot lights to the ceiling.

Bathroom

9' 3" x 7' 8" (2.82m x 2.34m)

With a double glazed window to the rear aspect, part tiled walls and tiled floor, heated towel radiator, extractor fan, panelled bath with shower over, vanity sink unit and wc and inset spot lights to the ceiling.

Outside

To the front of the property is a gravelled garden with a driveway giving access to the attached garage. To the side and rear of the property is a shaped lawned garden with established shrub and tree borders.

Garaging

17' 4" x 11' (5.28m x 3.35m)

Attached to the side of the property is a brick constructed garage with sliding timber doors to the front and rear access door. Double glazed window to the side and rear aspects, light and power point provided.

Agent's Note

It should be noted by potential buyers that the property is on an unadopted private road and that there is no main gas and no mains drainage to the property.

Agent's Note

Please note that the property is adjacent to Gascorp (Plaxton) Ltd which produces biogas.

Please Note

This property is suitable for cash buyers only. For more information please contact the branch.

Welcome to

**Sunnydene Plaxton Bridge Road,
Woodmansey Beverley**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached family house
- Recently updated internally

Tenure: Freehold EPC Rating: F

guide price

£240,000

Directions to this property:

See map below for directions. For more information contact the branch on 01482 880488.



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107023



Property Ref:
BEV107023 - 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



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



williamhbrown.co.uk