

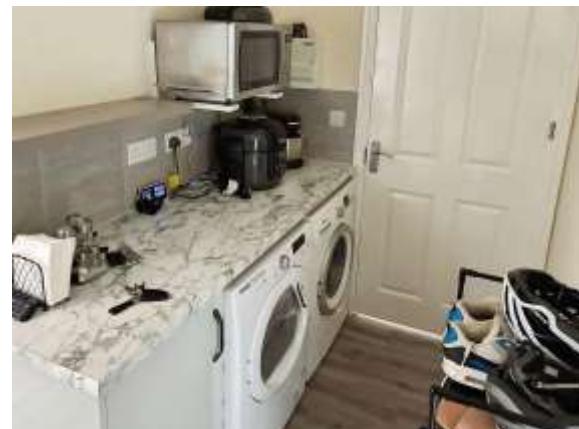


**Paradise Drive, Woodmansey, Beverley, HU17 0UT**

**Welcome to**

**Paradise Drive, Woodmansey Beverley**

\*\*£10,000 allowance towards deposit\*\*.A modern 4 double bedroom detached family home built by Peter Ward Homes in 2018, offering stylish and spacious accommodation with a fabulous open rear aspect, integral garage and a sought-after cul-de-sac position.



**Entrance Hall****Cloak Room / WC****Lounge**

17' 9" into bay x 11' 2" ( 5.41m into bay x 3.40m )

**Kitchen /Dinner**

18' 2" x 9' 2" ( 5.54m x 2.79m )

**Utility Room**

9' 1" x 5' 2" ( 2.77m x 1.57m )

**Landing****Bedroom One**

14' 5" x 9' 3" ( 4.39m x 2.82m )

**Bedroom Two**

12' x 9' 2" ( 3.66m x 2.79m )

**Bedroom 3**

14' 7" narrowing to 11' 4" x 7' 7" ( 4.45m narrowing to 3.45m x 2.31m )

**Bedroom 4**

9' 5" x 9' 3" ( 2.87m x 2.82m )

**Integral Garage****Outside**

To the front of property, open plan garden with lawned area with a brick set drive. To the rear of the property there is a paved patio area and a lawned area and fence surround for privacy.



**view this property online** [williamhbrown.co.uk/Property/BEV107382](http://williamhbrown.co.uk/Property/BEV107382)



## Welcome to

### Paradise Drive, Woodmansey Beverley

- Built by Peter Ward Homes in 2018 - quality construction and contemporary design.
- Fabulous open rear aspect with a south-facing garden.
- Spacious open-plan dining kitchen with integrated appliances.
- Four double bedrooms, including an en suite to the main bedroom.
- Pleasant cul-de-sac position with driveway and integral garage.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

Price

**£295,000**



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### Directions to this property:

See below map for 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



Property Ref:  
BEV107382 - 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.

 **william h brown**



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