

199 Hull Road, Woodmansey HU17 0TR

Viewing by appointment only
Tel. 01482 423670

Sale Price £160,000

Terraced Property 2 Bed – 1 Bath

- No Onward Chain
- Character Property with Generous Outdoor Space
- Detached Tandem Garage/Workshop
- Potential for Further Improvement



The Property

Discover a home with CHARACTER and endless possibilities in this charming pre-war terrace property, offered with NO ONWARD CHAIN. This UNIQUE residence comes with nearly 100-meter rear garden and a DETACHED TANDEM GARAGE/WORKSHOP.

Step inside to an inviting open-plan living and dining space, where original floorboards, high ceilings, and an exposed brick chimney breast blend seamlessly with modern design. The west-facing aspect and a cosy wood burner create a warm atmosphere, while a large bay window frames attractive views across fields past the road. The kitchen flows effortlessly from the living/dining area, featuring contemporary fittings and a breakfast bar, with direct access to a private patio garden.

Upstairs, two generously sized double bedrooms provide comfortable retreats. The highlight of this property is its uniqueness and exceptional outdoor space: a low-maintenance front garden, a private rear patio for quiet enjoyment, and a long strip of rear garden, offering a truly unique opportunity for those enjoying outdoor living. The substantial detached tandem garage, complete with additional off-street parking, offers incredible versatility for hobbies, storage, or a workshop.

With its original features, characterful design, and significant outdoor offering, this home is perfect for those seeking a property within easy reach of Beverley, Kingswood, and Hull. Woodmansey garden centre is within walking distance and offers a deli, butcher counter and cafe as well as everything else a traditional garden centre has to offer. Buses 41 and 43 stop nearby, providing regular hourly services connecting to Bridlington via Beverley in one direction and Hull in the opposite direction.

A personal viewing is highly recommended to fully appreciate the unique appeal and vast potential on offer here.



Accommodation

Hall - 0.88m x 0.88m (2'10" x 2'10")

Entry into the property is provided via a black composite front door, leading into a vestibule with terracotta tiled flooring.

Living/Dining Room - 8.2m x 4.1m (26'10" x 13'5")

This west-facing living and dining space combines period charm with modern design. It features original floorboards, high ceilings, an exposed brick chimney breast, and a wood burner. A large bay window offers views over the front garden and to the open countryside beyond. At the heart of the room, the staircase forms an architectural focal point, enhanced by contemporary vertical timber slats. The room includes cleverly concealed under-stairs storage, a built-in cupboard, open shelving, and space for a full-sized dining table set against a cast iron fire surround.

Kitchen/Breakfast Room - 4.08m x 3.02m (13'4" x 9'10")

The modern kitchen flows seamlessly into the dining area via a wide opening, creating a sociable, open-plan feel ideal for everyday living and entertaining. It is fitted with white gloss wall and base units, black granite work surfaces, a central peninsula with a solid wood worktop, a double oven, a five-ring gas hob with extractor hood, an integrated fridge freezer, a 1½ bowl stainless steel sink, space for a washing machine, and a recently installed gas boiler. A breakfast bar is positioned beside the original fireplace. Practical lino flooring is fitted throughout, and patio doors lead to the rear patio garden.



Shower Room - 2.04m x 3.02m (6'8" x 9'10")

A well-proportioned shower room with a large window for natural light and ventilation, featuring a modern chrome heated towel rail. It is finished with tiled flooring and partially tiled walls. The room comprises a spacious shower enclosure with a large tray, a toughened glass screen, a modern mixer shower with a fixed shower head and separate handheld attachment, a ceramic wash basin with pedestal, and a matching close-coupled WC.

Bedroom 1 - 4.1m x 3.4m (13'5" x 11'1")

A generous double bedroom with a large fitted wardrobe and silver-toned carpet. A westerly aspect provides natural light and attractive open views across fields.

Bedroom 2 - 4.09m x 3.07m (13'5" x 10'0")

This second generous bedroom is presented in a neutral colour palette, benefiting from a built-in cupboard and a soft silver-toned carpet. The window overlooks the rear of the property, providing views of the long, green garden with shrubs and mature trees.

Garage - 9.62m x 2.86m (31'6" x 9'4")

Accessible from the rear via a ten-foot access road, this detached tandem garage is of brick and tile construction. It features an up-and-over door to the front and a pedestrian door to the side, offering ample space for both parking and a workshop area. Additional off-street parking is available in front of the garage.



Outside

To the front, the garden is set behind a low brick wall, with a pathway leading to the entrance, flanked by gravel and planted shrubs for a low-maintenance finish.

To the rear, immediately adjoining the property, is an enclosed, east-facing patio garden, accessed via a small set of steps from the kitchen. Designed for ease of upkeep, the space has a composite decking area and the remaining space is gravelled offering a private and relaxing setting.

Beyond the large garage, the property continues to impress with an extensive rear garden, stretching to nearly 100 metres and planted with a variety of shrubs and mature trees. This unique outdoor space must be seen to be fully appreciated and could be developed further.

Council Tax: Band B. Parking: tandem garage plus off-street parking. All utilities connected to mains, full broadband available. EPC Band: D. Freehold property of traditional brick and tile construction.

AML - HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an electronic identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for the electronic verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. This is why there is a charge of £25+VAT for this legally required service.

DISCLAIMER - These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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