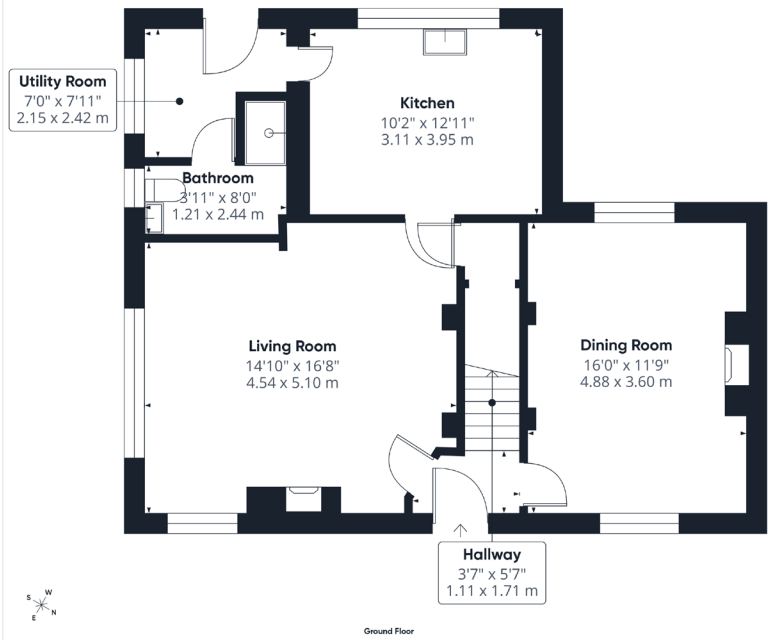




Approximate total area**
706 ft²
65.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC360



Approximate total area**
475 ft²
44 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHIC360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£295,000

**392 Hull Road,
Woodmansey,
HU17 0RU**

HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



392 Hull Road, Woodmansey, HU17 0RU

DESCRIPTION

A superb opportunity to acquire a spacious three bedroom semi detached house on a plot of just over 1 acre in this well regarded village. The house has two large reception rooms, 2 double bedrooms, a large single bedroom and a very large bathroom. There is a modern kitchen and ground floor shower room though other areas of the house may need some cosmetic updating. A really great opportunity to acquire substantial outdoor space with a semi detached property in this village very close to Beverley.

This traditional and extended semi detached house in Woodmansey is one of an individually built pair set back from the road by larger front gardens. Both also have large rear gardens stretching to the west giving No 392 a plot size of about 1.07 acres. The house provides nearly 1200 square feet of space and will be particularly appealing to many given its proximity to Beverley just slightly to the north west and Hull which sits to the south. The garden to the side may provide an opportunity to extend the house though extension to the rear would not be possible as the adjoining property has a right of way to access their rear garden from the shared driveway. The large rear garden might provide an excellent opportunity for a large working garden or a range of other uses and there is a range of outbuildings of various types and constructions along the north eastern boundary. The accommodation benefits from gas fired central heating and uPVC double glazing and briefly comprises: an Entrance Hall, a spacious extended Living Room with windows to two aspects, a good sized Dining Room with windows to the front and rear, a modern Fitted Kitchen, Utility Room and ground floor Shower Room.



To the first floor there is a Landing, 2 Double Bedrooms, a good sized Single Bedroom and a very large Bathroom. There are large enclosed gardens to the front and rear and to the rear there is a parking area accessed via a shared driveway. The rear garden, which is largely grassed, is accessed via a 5 bar gate and stretches some distance west. It accommodates a range of outbuildings of various types and constructions, some in better condition than others.

If outside space and proximity to Beverley are important, then this property is a must to view. The house itself is not lacking with good sized rooms and nearly 1200 sq. ft of internal accommodation but it is the large rear garden that sets it apart. There is no forward chain and early viewing is essential though we do have a 360 degree tour which will also provide an excellent insight in the first instance.

LOCATION

Woodmansey is a well regarded village that sits just south east of the sought after market town of Beverley. The village itself provides a range of amenities including a primary school, garden centres, some local shops and a pub. These are dwarfed by the extensive range available in Beverley and just south in the Kingswood area of Hull where there is a large retail and leisure park. The area provides good access to Beverley and Hull via the A1174 which also provides access to the A1079 just south of the property at Dunswell. The A1079 in turn provides connections to the wider road network.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - an extended and spacious room with windows to the front and side, an ornamental fireplace and understairs cupboard.

Dining Room - another good sized room with windows to the front and rear and a fireplace.

Kitchen - a modern fitted kitchen with a range of base and wall mounted units including an electric oven, hob and fridge freezer. Tiled splash backs, stainless steel 1.5 bowl sink, drainer and a window to the rear.

Utility Room - with a range of base and wall mounted units that match the kitchen, plumbing for an automatic washing machine and tiled splash backs. Windows to rear and side and a door to the rear.

First floor Landing - cupboard over the stairs.

Bedroom 1 - a double bedroom with extensive fitted wardrobes and a window to the side.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a good sized single bedroom with fitted wardrobes and a window to the rear.

Bathroom - a spacious bathroom with a three piece suite comprising a panelled bath with shower over, low flush WC and pedestal wash hand basin. Window to the rear and fitted cupboards.

OUTSIDE

Access & Parking - there is a shared driveway that leads to a parking area at the rear of the property and also gives the adjoining property access to their rear garden.

Gardens - there is a good sized front and side garden which is surrounded by a hedge and largely laid to lawn with some small trees and shrubs. The rear garden is accessed via a 5 bar gate and is largely grassed with an extensive range of outbuildings of various types, sizes and conditions that sit on the northern edge closest to the house. The rear garden is not overlooked. It is fenced and bounded by other gardens to two sides and the Beverley & Barmston drain along the western boundary, so furthest from the house.

