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17 Woodhall Park, Beverley, HU17 7JT

£475,000









# 17 Woodhall Park

Beverley, HU17 7JT

- PRIME MOLESCROFT POSITION
- PRINCIPAL BEDROOM WITH WALK IN WARDROBE
- INTEGRATED GARAGE
- FOUR BEDROOM DETACHED FAMILY HOME
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- COULD BE EXTENDED

Built by Peter Ward in 1998 this four bedroom detached family home has a conservatory off the kitchen to the rear and plenty of off street parking.

Positioned in one of Molescroft's most sought after residential settings, this substantial four bedroom detached family home presents a rare opportunity to acquire a property with enormous potential in one of Beverley's most desirable postcodes.

Occupying a generous plot, 17 Woodhall Park offers spacious and versatile accommodation throughout. While the property would now benefit from a programme of updating and modernisation, it provides the ideal canvas for those wishing to create a truly exceptional home tailored to their own taste and lifestyle.

The well proportioned layout includes light filled reception spaces, a fitted kitchen, four comfortable bedrooms including a principal with ensuite shower room and a walk in wardrobe, and a family bathroom. Externally, the property boasts an attractive garden offering ample space for outdoor entertaining and family recreation, together with driveway parking and integrated garage with electric door.

Set within the highly regarded Molescroft area, residents benefit from close proximity to some of Beverley's most respected schools, including Molescroft Primary School and Longcroft School & Sixth Form College, both renowned for their strong community ethos and academic standards. Beverley town centre is just moments away, offering a wealth of independent shops, cafés, and restaurants, as well as Molescroft Park just across the road and the stunning open pastures of Beverley Westwood, ideal for weekend walks and family outings.



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**ENTRANCE HALL** 17'3" x 6'5" (5.28m x 1.97m )  
Wooden entrance door with fanlight, carpeted floor, two pendant light fittings and an understairs storage cupboard.

**CLOAK ROOM/WC**  
Wooden door with brass handles, central ceiling light, tiled floor, extractor fan, low flush WC, pedestal wash hand basin and a wall mounted alarm panel.

**LOUNGE** 16'0" x 12'8" (4.90m x 3.88m)  
Wooden door with brass handles, carpeted floor, brass pendant light fitting, front aspect hard wood double glazed bay window, fire place with gas fire, marble back and surround with sandstone mantle piece.

**DINING ROOM** 13'3" x 9'4" (4.04m x 2.86m )  
Wooden door with brass handles, pendant light fitting, carpeted floor and hard wood double glazed French doors to the rear garden.

**KITCHEN** 15'10"x 9'8" (4.85mx 2.95m )  
Wooden door with brass handles, laminate floor, pendant light fitting, rear aspect hard wood double glazed window, hard wood rear door to conservatory, a range of wall and base units with work tops, stainless steel drainer sink with mixer tap and splash back tiles. Integrated appliances include under counter fridge, dishwasher, NEFF four ring gas hob, extractor fan, oven and grill.

**UTILITY ROOM** 9'8" x 4'1" (2.97m x 1.26m )  
Laminate floor with central ceiling light, side aspect hard wood window, a range of wall and base units with plumbing for a washing machine.

**CONSERVATORY** 10'4" x 10'3" (3.16m x 3.14m )  
Of uPVC, glass and brick construction, laminate floor, pendant light fitting, wall light, uPVC French doors to the rear garden.

**STAIRCASE AND LANDING** 17'2" x 6'3" (5.25m x 1.93m )  
Wooden hand rail, carpeted floor, two pendant light fittings, airing cupboard, loft hatch, wooden banister with spindles and a front aspect hard wood double glazed window.

**BATHROOM** 7'5" x 7'4" (2.28m x 2.26m )  
Wooden door with brass handles, tiled floor, central ceiling light, side aspect hardwood privacy window, extractor fan, low flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and splash back tiles.



**BEDROOM ONE** 13'0" x 9'8" (3.97m x 2.97m )  
Wooden door with brass handles, carpeted floor, brass central ceiling light fitting, rear aspect hard wood double glazed window.

**BEDROOM TWO** 16'11" x 9'8" (5.18m x 2.96m )  
Wooden door with brass handles, carpeted floor, pendant light fitting, two rear aspect hardwood double glazed windows and fitted furniture.

**PRINCIPAL BEDROOM** 12'8" x 11'8" (3.88m x 3.57m )  
Wooden door with brass handles, carpeted floor, brass central ceiling light fitting, two front aspect hardwood double glazed windows, walk in wardrobe (1.92m x 1.58m).

**ENSUITE SHOWER ROOM** 5'11" x 5'3" (1.82m x 1.61m)  
Wooden door with brass handles, luxury vinyl floor, vanity unit wash hand basin, chrome towel radiator, shower cubicle with mixer shower, low flush WC, ceiling mounted extractor fan, side aspect hard wood double glazed window, half splash back tiling.

**BEDROOM FOUR** 10'6" x 9'5" (3.22m x 2.88m )  
Wood door with brass handles, carpeted floor, pendant light fitting and a front aspect hardwood double glazed window.

**GARAGE** 17'2" x 9'10" (5.24m x 3m )  
With electric up and over door, power and light.

**EXTERNAL**  
The property features a block-paved driveway to the front providing off-road parking, with a side pathway and neat lawn. To the rear is a well-maintained garden with a lawn, patio area, and attractive mature borders offering a pleasant outdoor space for relaxation and entertaining.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be F

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







Floor Plans



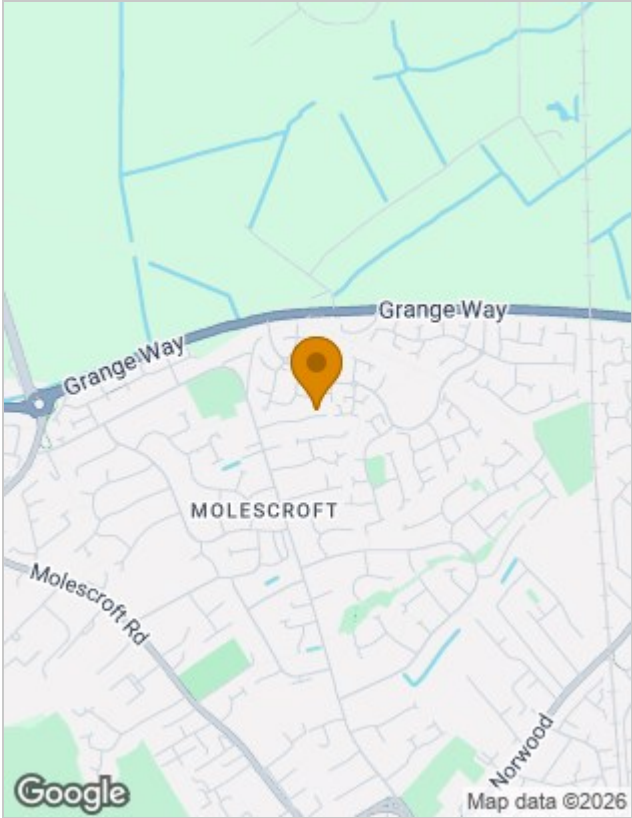
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

