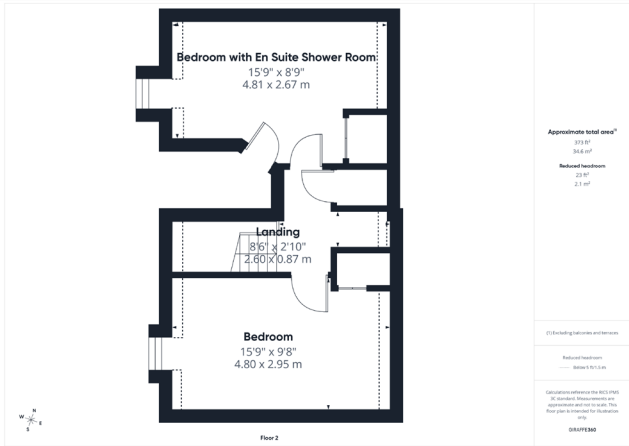
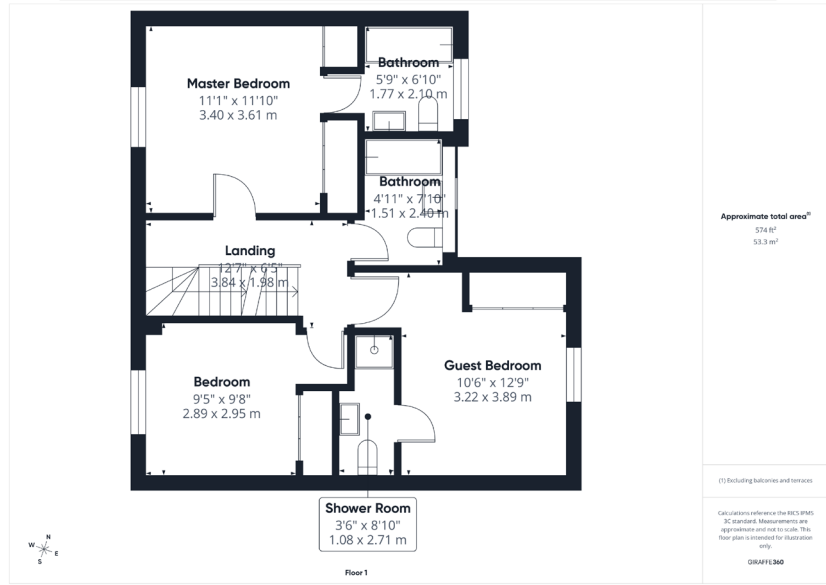
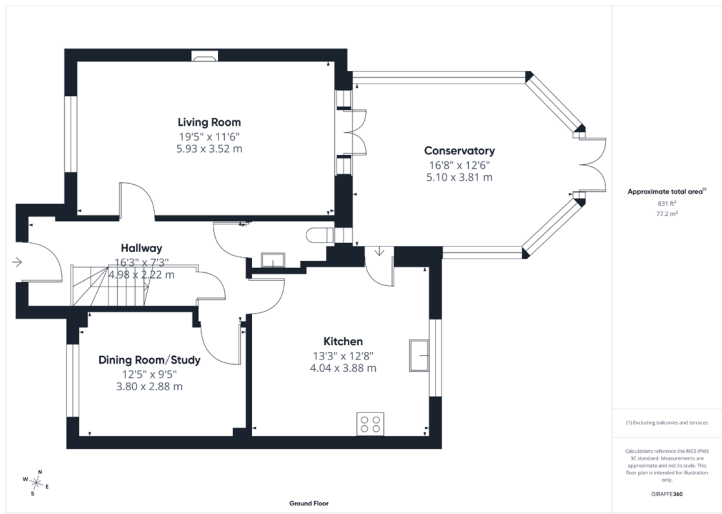




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive 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 'F'.

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



Asking Price
£400,000

46 Goodwood Close,
Beverley,
HU17 9TF



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

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Dee Atkinson & Harrison



46 Goodwood Close, Beverley, HU17 9TF

DESCRIPTION

A 5 bedroom detached house over 3 floors and offering around 1800 square feet of space. All the bedrooms are doubles and 3 of them are en suite. In addition to the dining kitchen, living room and study/snug there is also a large conservatory. The property will require some updating to suit the needs of most buyers but with all the space available and no forward chain, early viewing is essential.

This has been a much loved home for the recent owner since it was built. It is now looking ahead to its next chapter and offers excellent family living space of around 1800 square feet laid out over 3 floors. All the bedrooms are doubles and 3 are en suite with the master bedroom having an en suite bathroom. The ground floor has a large living room, spacious dining kitchen and a 3rd decent room which might have been intended for use as a dining room when built but we would expect most occupiers to use it as a study or snug. The ground floor space is supplemented by a spacious conservatory. The property is likely to require updating to suit the needs of most purchasers but we believe that is reflected in the asking price. The property benefits from gas fired central heating and extensive uPVC double glazing. In brief the accommodation comprises: an Entrance Hall, WC Cloaks, spacious Living Room, Study/Snug, Dining Kitchen and a spacious Conservatory. To the first floor is a Master Bedroom with built in wardrobes and an En Suite Bathroom, a Guest Bedroom with fitted wardrobes and an En Suite Shower Room, a further Double Bedroom with wardrobes and a house Bathroom.



To the 2nd floor is a Landing, a Double Bedroom with an En Suite Shower Room and a further Double Bedroom. There is a garden to the front of the property and a driveway leads to an attached garage. To the rear the garden has been landscaped for ease of maintenance.

This spacious property is offered with no forward chain and an early viewing is considered essential to appreciate all the space it offers and avoid disappointment. We have a 360 degree tour available which will provide an excellent overview of the house in the first instance.

LOCATION

The house is located on a highly regarded development on the northern side of Beverley. The immediate area off Lockwood Road offers amenity space as well as 2 children's playgrounds. The Hayride Pub and Busy Bees Nursery are also located nearby. There are a number of pedestrian and cycle routes giving access to Beverley town centre as well as those by road. One of those routes is nearby at the end of Warick Drive and cuts through to Scrubwood Lane. The nearby A1035 links to the A1079 and A164 providing access to York, Hull and the East Coast.

ACCOMMODATION

Entrance Hall - stairs to the first floor. Understairs cupboard.

WC Cloaks - with a low flush WC and wash hand basin. Window to the rear.

Living Room - with a window to the front, French doors to the conservatory and a fireplace.

Snug/Study - this room was probably intended to be a dining room though we suspect many purchasers will use it as a study or snug. Window to the front.

Dining Kitchen - a good sized kitchen with a range of base and wall mounted units including a fitted fridge/freezer, space for a Range cooker and plumbing for a washing machine and dishwasher. Window to the rear and a door to the...

Conservatory - a spacious conservatory with uPVC double glazing to three sides, a tiled floor and French doors to the garden.

First Floor Landing - stairs to the second floor.

Master Bedroom - a double bedroom with a window to the front and built in wardrobes.

En Suite Bathroom - with a three piece suite in white comprising a panelled bath, low flush WC and wash hand basin. Extensive tiling and a window to the rear.

Guest Bedroom - a double bedroom with a wardrobe and window to the rear.

En Suite Shower Room - with a shower unit, low flush WC and wash hand basin.

Bedroom - a double bedroom with a window to the front and a wardrobe.

House Bathroom - with a 3 piece suite comprising a panelled bath, low flush WC and pedestal wash hand basin. The walls are extensively tiled and there is a window to the rear.

Second Floor Landing - a Velux style window to the rear. Built in cupboard.

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

En Suite Shower Room - with a low flush WC, shower unit and wash hand basin.

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

Driveway and Garage - a driveway leads to an attached garage which has a courtesy door to the garden.

Gardens - there is a small garden to the front with metal railings to the perimeter and a further garden to the rear which has been landscaped for ease of maintenance.