

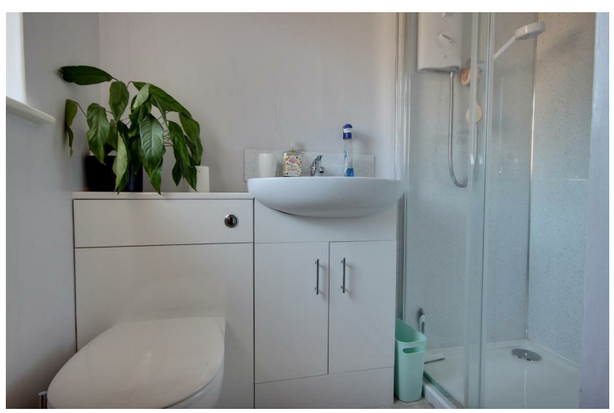














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Quick & Clarke

PROPERTY SPECIALISTS

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150 Copandale Road, Beverley HU17 7BW

£350,000

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- 2 reception rooms - four bedrooms - 2 bathrooms
- Modern kitchen & shower room
- Sought after Molescroft area
- Ideal for schools & local shops
- Off-street parking & garage
- Boiler replaced in 2022
- EPC Rating: D
- Council Tax Band: D

Situated on Copandale Road, ideally placed for access to Beverley town centre and popular local schools, this much-loved four-bedroom home offers bright, well-proportioned living space with wonderful scope to personalise but is also ready for immediate occupation. The ground floor features two versatile reception rooms and a modern fitted kitchen, which sits conveniently alongside the dining room to offer great potential for creating a contemporary open-plan layout. A downstairs cloakroom/utility completes the ground-floor layout.

Upstairs, the property features three double bedrooms, a good-sized single bedroom, and two bathrooms, including one recently updated suite. Set on a generous plot, the house enjoys a pleasant rear garden alongside off-street parking and an integral garage to the front, presenting a fantastic opportunity to tailor a long-standing family home to modern tastes in a highly desirable location.

LOCATION

The property is located on Copandale Road and accessed off Woodhall Way via Scrubwood Lane. This extremely popular area forms a crescent leading off from Woodhall Way very close to the local shops. In a superb position not only to access the local schools, the property is also approximately 0.5 mile walk from the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12'9" x 5'11" (3.89m x 1.80m)
Modern composite front door with decorative glass panel and matching window to one side. Stairs to the first floor accommodation.

LIVING ROOM

12'8" x 12'1" (3.86m x 3.68m)
A well-proportioned living room positioned to the front of the property and with a window overlooking the front garden. A gas fire is mounted in the wall and there is a decorative window with shelving which shares light between the living and dining room.

DINING ROOM/SITTING ROOM

11'6" x 9'10" (3.51m x 3.00m)
Having the benefit of an extra reception room with patio doors opening out onto the rear garden.

KITCHEN

10'6" x 8'2" (3.20m x 2.49m)
A modern fitted kitchen with a range of wall and base storage units with contrasting work surfaces, stainless steel one and a half bowl sink and drainer, four ring electric hob, oven and grill, space for dishwasher and fridge freezer, large cupboard under the stairs and window to the rear elevation.

REAR LOBBY

5'10" x 2'11" (1.78m x 0.89m)
uPVC glass panelled door opening onto the rear garden and integral door through to the garage.

UTILITY/CLOAKROOM

5'10" x 4'7" (1.78m x 1.40m)
Two piece sanitary suite comprising wall hung hand wash basin and w.c., modern Ideal Standard wall mounted boiler fitted in 2022 and space and plumbing for washing machine.

FIRST FLOOR

LANDING

Large linen cupboard shelved out for storage. Access to the loft is from the landing.

BEDROOM 1

12'2" x 10'4" (3.71m x 3.15m)
A double bedroom with a window to the rear elevation.

BEDROOM 2

12'2" x 9'6" (3.71m x 2.90m)
A double bedroom with a window to the front elevation.

BEDROOM 3

11'6" x 8' (3.51m x 2.44m)
A double bedroom with a window to the front elevation.

BEDROOM 4

9'1" x 8'7" (2.77m x 2.62m)
A generously sized single bedroom with a window to the front elevation. Airing cupboard housing hot water tank.

BATHROOM

7'10" x 5'6" (2.39m x 1.68m)
Three piece sanitary suite comprising bath, pedestal hand wash basin and low level w.c., partially tiled walls and a window to the side elevation.

SHOWER ROOM

6'8" x 6' maximum (2.03m x 1.83m maximum)
Recently refitted with a three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, back to the unit w.c., vanity shelf and storage, double size shower enclosure and a window to the rear elevation.

OUTSIDE

The property is set back from the road with a mature privet hedge forming the front boundary. Much of the front garden has been laid under concrete pavers to provide for parking and there is a flower bed to one side. Access can be gained down the side of the property to the rear garden.

The rear garden is of a size and keeping with this family house and has an area of lawn to one side with the other half of the garden being laid under gravel for ease of maintenance and with wide and well stocked flower borders.

GARAGE

17'8" x 8'1" (5.38m x 2.46m)
Up-and-over door, and supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.