



## Paradise Drive Beverley, HU17 0UT

- \*\*SOLD WITH NO CHAIN\*\*
- Option for Shared Ownership
- Downstairs WC
- Open Plan Ground Floor
- Private Driveway
- Two Bedroom Semi-Detached Home
- Two Great Sized Bedrooms
- Wonderful Location
- Modern & Stylish Throughout
- Viewing Is Absolutely Essential

Offers in excess of £195,000





Located in the charming area of Woodmansey, Beverley, this delightful house on Paradise Drive offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a contemporary design and is well-suited for those seeking a stylish yet practical home.

Being sold with No Chain, this house features a welcoming entrance hall, which leads to a lounge that provides an ideal space for relaxation or entertaining guests. The two well-proportioned bedrooms are perfect for a small family or professionals looking for a peaceful retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

The location of this property is particularly appealing, as it combines the tranquillity of suburban life with easy access to the vibrant town of Beverley. Residents can enjoy local amenities, including shops, schools, and parks, all within a short distance.

This house is an excellent opportunity for anyone looking to purchase a modern home in a desirable area. With its recent construction and thoughtful layout, it is ready for you to move in and make it your own.

This property is available to purchase fully, or does have the option for shared ownership, please see the breakdown below:

Share	Share price	Rent	PCM
50%	£100,000.00	£290.83	
60%	£120,000.00	£232.67	
65%	£139,750.00	£223.24	
70%	£140,000.00	£174.50	
75%	£150,000.00	£145.42	

Plus the following charges each month:

- Buildings Insurance - £3.51
- Management Fee - £5.37
- Service Charge - £8.88
- Lease Remaining - 120 years

PLEASE NOTE - THE ABOVE CHARGES ARE ONLY APPLICABLE IF BOUGHT AS SHARED OWNERSHIP. IF BOUGHT AS A WHOLE SHARE, THE PROEPRTY IS FREEHOLD.

If you would like more information regarding the shared ownership option, please contact us directly.



### Entrance Hall

Entering via the solid composite front door, this bright hallway provides access to the lounge, kitchen, and a convenient downstairs WC. With neutral decor, carpet flooring, radiator and stairs leading to the first floor landing.

### Lounge

13'3" x 14'3"

Great sized inviting lounge, benefiting from natural light through French doors that open out to the rear garden, creating a bright and airy space. The room features a warm wood-effect laminate floor and modern light fittings, with a layout that flows seamlessly into the kitchen, making it ideal for both relaxing and entertaining.

### Kitchen

6'6" x 11'3"

Fitted with sleek white cabinetry and dark worktops, complemented by integrated appliances including an oven, hob and extractor hood. A window above the sink allows natural light to filter in, while the wood-effect laminate flooring extends from the lounge, maintaining a cohesive feel throughout the ground floor.

### Downstairs WC

2'8" x 5'7"

The downstairs WC is a practical space with a simple white suite including a toilet and hand wash basin. A frosted window brings in natural light, enhancing the fresh and clean atmosphere.

### Bedroom 1

13'3" x 10'2"

Well-proportioned airy room with two windows allowing ample natural light. Neutral decor and a double wardrobe with mirrored sliding doors add both style and storage, creating a comfortable retreat.

### Bedroom 2

13'7" x 8'5"

Lovely room featuring two windows facing the rear aspect and a storage cupboard. The neutral tones and soft carpeting offer a welcoming and restful space.

### Bathroom

6'6" x 6'8"

The bathroom is bright and modern, featuring a white suite with a bathtub, hand wash basin, and toilet. A frosted window provides privacy and natural light, and the patterned vinyl floor tiles bring character to the space, complemented by stylish wall tiles around the bath area and a heated towel rail.

### Rear Garden

The rear garden offers a manageable lawned area enclosed by wooden fencing, creating a private outdoor space ideal for relaxing or gardening. A paved pathway runs alongside, leading to the gated rear entrance.

### External

A paved driveway at the rear of the property provides off-street parking with secure access through a wooden gate, bordered by fencing for privacy and security.

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### Additional Information

- Tenure Type - Freehold / Leasehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - B
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

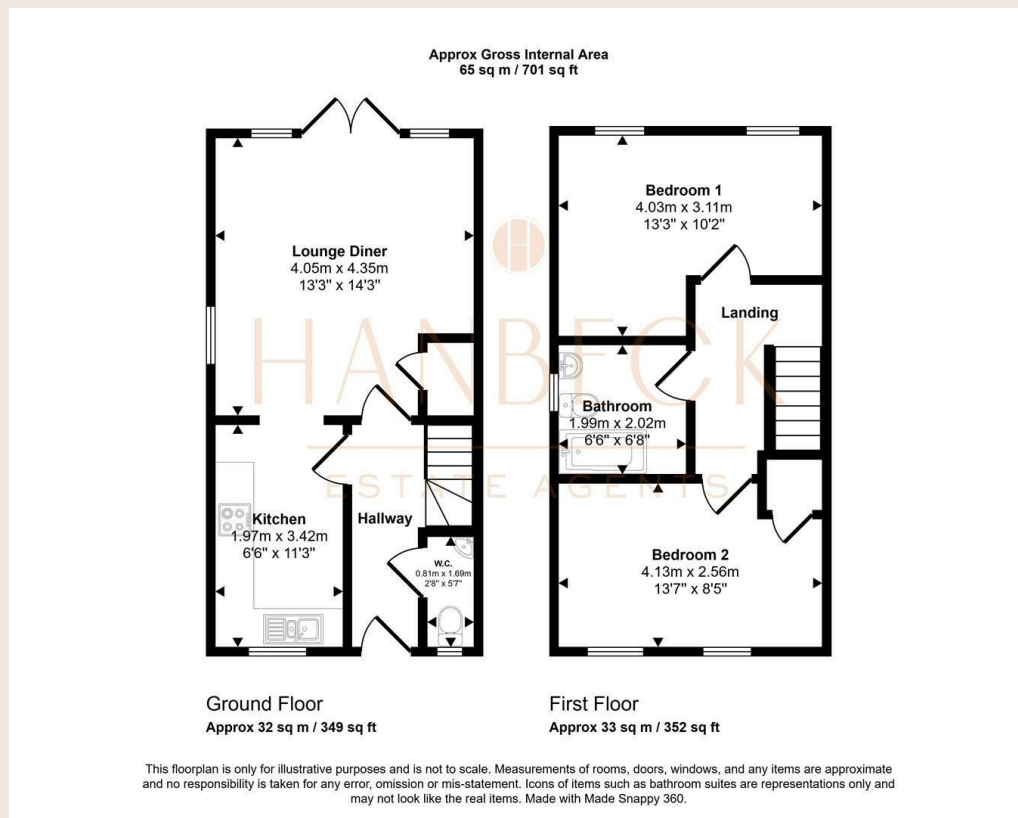
### Free Valuation

Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.



Local Authority **East Riding of Yorkshire**  
Council Tax Band **B**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.