

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*24 Paradise Drive, Woodmansey, East Yorkshire, HU17 0UT*

- 📍 Semi-Detached House
- 📍 Contemporary Living
- 📍 South Facing Garden
- 📍 Council Tax Band = C

- 📍 3 Bedrooms
- 📍 Desirable Location
- 📍 Off-Street Parking
- 📍 Freehold/EPC = B

**£260,000**

## *INTRODUCTION*

Situated on a brilliant plot as part of the recently constructed Peter Ward Homes development, this beautifully presented three bedroom semi-detached property could cater for growing families, young professionals or anybody looking for modern living in such a convenient location. The property benefits from generous room sizing, off-street parking and a south facing garden.

The accommodation briefly comprises a lounge, contemporary kitchen/diner, utility and W.C. on the ground floor, with three bedrooms and a bathroom on the first floor. The south facing rear garden features a paved patio, ideal for enjoying sunshine throughout the year, with a driveway to the front and side providing comfortable parking for two vehicles. The property enjoys gas central heating and double glazing throughout.

This spacious three bedroomed property with straightforward access to both Beverley and Hull leaves little to be desired. Viewing is highly recommended!

## *LOCATION*

Paradise Drive is located on the recently constructed Peter Ward Homes development, just south of Hull Road in Woodmansey. The village itself is such a convenient location being some 2.5 miles away from the beautiful and historic market town of Beverley to the north and also Kingswood Retail and Leisure Park approximately 4 miles away to the south. The new Beverley south relief road lies nearby providing easy access to the west and motorway network providing access to regional business centres. Convenient access is also available to Hull City centre and also the east coast lies within striking distance. The village has a local pub which serves food and the property is located within the catchment area for Woodmansey C of E junior school and Beverley Grammar and a high school secondary school.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE HALL*

Stairs to first floor and door to the lounge.

## LOUNGE

With bay window to front, window to side and storage cupboard to corner.



## KITCHEN/DINER

A stylish and convenient space, with the kitchen presenting fitted units and worksurfaces alongside integrated appliances including fridge-freezer, dishwasher and oven. There is a four-ring induction hob with extractor canopy above complimented by a tiled splashback surround throughout. A one-and-a-half sink & drainer sits beneath a window to the side, whilst two picture windows look out to the rear garden. A door opens onto the rear patio.





*UTILITY*

With fitted worksurface beneath window to rear, plumbing for washing machine and electrics for dryer. A door opens to the W.C..



## *W.C.*

Comprising low-flush W.C. and wash-hand basin. Victorian style panelling throughout.



## *FIRST FLOOR*

### *LANDING*

Storage cupboard to corner.

## BEDROOM 1

Fitted wardrobe space to corner and two windows to the front elevation.



## BEDROOM 2

With fitted wardrobe to corner and window to the rear elevation.



## BEDROOM 3

Window to the rear elevation.



## BATHROOM

Contemporary bathroom with tiled floor and surround, comprising bath with shower fitting & screen, wash-hand basin and low-flush W.C. beneath window to the side elevation.



## OUTSIDE

The rear garden benefits from a south-facing aspect and features a paved patio area to the immediate rear of the property followed by lawn. A drive extends to the side of the property, also providing off-street parking for up to two vehicles. There is an additional area of lawn to the front of the property.



## REAR VIEW



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







