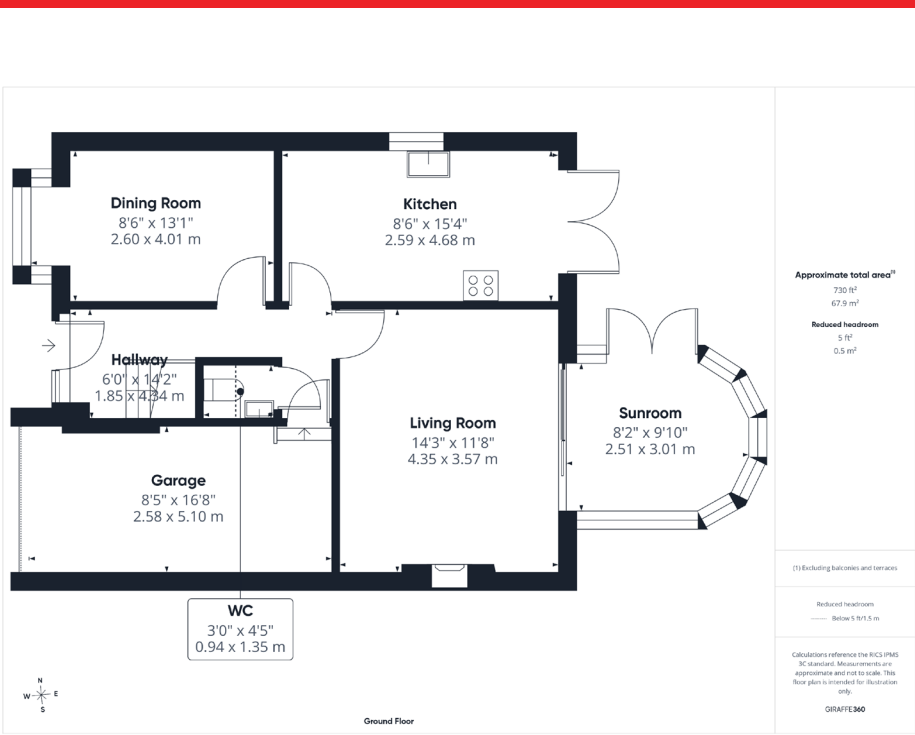
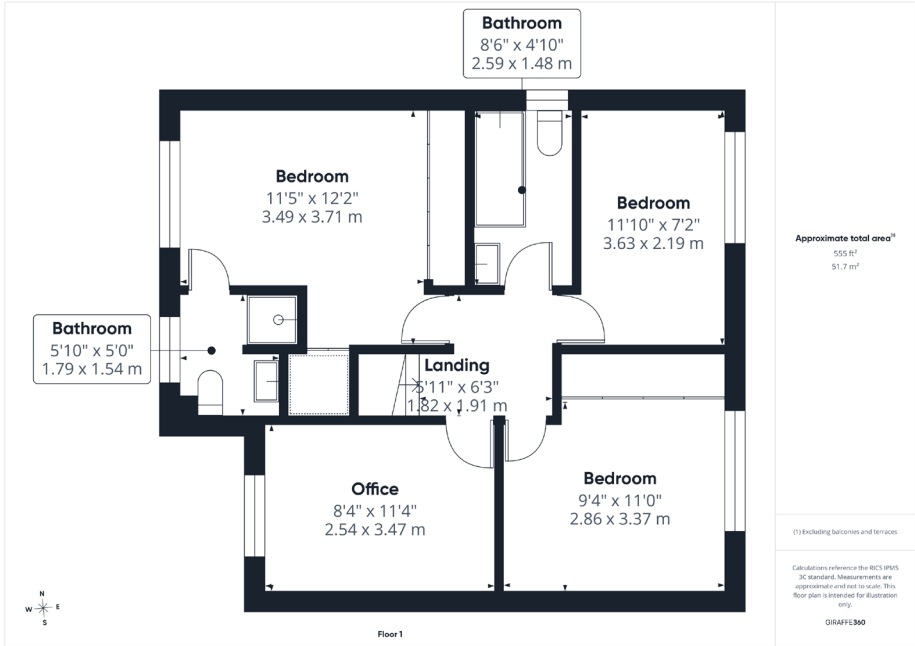




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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



Asking Price
£375,000

40 Poplars Way,
Beverley, HU17 8PL



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

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Dee Atkinson & Harrison



40 Poplars Way, Beverley, HU17 8PL

DESCRIPTION

Having been a much loved family home for over 20 years, this 4 bedroom detached property is ready to begin its next chapter.

Located on the popular Poplars Way development, the property is within walking distance of Beverley town centre and close to well regarded primary and secondary schools. The ground floor features a modern kitchen, separate dining room, spacious living room and a bright conservatory, creating flexible living space for everyday family life. Upstairs, all four bedrooms comfortably accommodate a double bed, with the principal bedroom benefiting from a stylish en-suite. The rear bedrooms also enjoy attractive open views. Outside, the property benefits from a driveway, integral garage and an enclosed rear garden, offering plenty of space to relax or entertain.

A superb opportunity to purchase a well maintained home in a sought after Beverley location so early viewing is essential but we do have a 360 degree tour available in the first instance.



LOCATION

Perfectly positioned on the popular Poplars Way development, the property enjoys a superb location within walking distance of Beverley town centre where a wide selection of independent shops, cafés, restaurants and leisure facilities can be found. Families are well catered for with highly regarded primary and secondary schools nearby while excellent transport links, including easy access to the A1079 and Beverley railway station, make commuting to Hull, York and the surrounding areas straightforward. Combining everyday convenience with a sought after residential setting, this is an ideal location for a wide range of buyers.

ACCOMMODATION

Hallway – you are greeted into a spacious and modern hallway.

Dining Room – the first room on your left, this room is the perfect setting for family meals with the potential to open it up into a larger kitchen diner.

Kitchen – a lovely modern kitchen that benefits from unit and storage space whilst also being stylishly decorated with downlighting. It also benefits from an integrated fridge-freezer and dishwasher. The kitchen also consists of a gas oven and induction hobs with a cooker-hood above.

Living Room – a room that receives plenty of natural sunlight as well as having an electric fire set in a marble hearth with imitation coal. Sliding patio doors lead out into the conservatory.

Conservatory – a modern extension that traps sunlight. The roof has been changed to become a solid roof, helping with noise reduction and temperature control.

Cloakroom – a modern toilet.

Garage – with an integral door, this single garage provides plenty of space for storage or for a single car.

Landing – a large landing that branches off into the 4 bedrooms.

Bedroom 1 – located at the front of the property, this spacious bedroom comfortably fits a large bed with plenty of room for wardrobes.

En-Suite – within Bedroom 1, this stylish en-suite provides a single shower with a toilet and single sink.

Bedroom 2 – another spacious bedroom comfortably fitting a double bed and wardrobe space. This bedroom is at the rear of the property and has tremendous views out of the window.

Bedroom 3 – another property that has lots of space, this bedroom comfortably fits a double bed and also benefits from the same rear views as Bedroom 2.

Bedroom 4 – currently used as an office space, this bedroom is located at the front of the property. This room could also accommodate a double bed and still provide plenty of wardrobe space.

Bathroom – modern and sleek, this bathroom consists of a straight bath located next to a toilet and sink.

OUTSIDE

To the front there is a lawned garden and a driveway leads to the garage. The rear garden is also laid to lawn with a patio.