



4 Winter Place, Beverley, East Yorkshire, HU17 8XS

**LEONARDS**

SINCE 1884



- Sandridge Design Peter Ward Homes on Deira Park
- Fitted Wardrobes to Three Bedrooms
- Swim Spa and Jacuzzi (available by separate arrangement)
- En Suite Shower Room and Family Bathroom

- Well Presented and Much Improved Accommodation - NO FORWARD CHAIN
- Garage Alteration To Form Store and Gym Area
- Modern Dining Kitchen with Island Unit

- Second Floor Loft Conversion
- Landscaped Gardens with South Facing Rear Garden
- Four Bedrooms (Bed Four/Study with stairs)

Nestled in the charming area of Deira Park, Beverley. Built by Peter Ward Homes to the Sandridge design this fabulous detached house offers a perfect blend of modern living and style. With four bedrooms (three with fitted wardrobes) and a versatile loft conversion, this property is ideal for families seeking a welcoming home. The well-appointed reception room provides ample space for relaxation and entertaining, making it easy to host gatherings with friends and family. A well fitted dining kitchen overlooks the south facing rear garden area. The house features two modern bathrooms, ensuring convenience for all residents. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. For those with vehicles, the property boasts parking for up to two cars, a valuable asset in this desirable location. One of the standout features is the south facing rear garden which contains a swim spa and Jacuzzi (available by separate arrangement). Beverley is known for its rich history and vibrant community, offering a range of local amenities, shops, and schools. This home is not just a place to live; it is a gateway to a wonderful lifestyle in one of East Yorkshire's most sought-after towns. This property is a rare find and is sure to attract interest. Do not miss the opportunity to make this charming house your new home. NO FORWARD CHAIN.

## Offers In The Region Of £499,950





**Location**

The property is situated within the popular residential area of Deira Park on an expanding modern development. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar Within district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre. Beverley is an extremely popular historic market town with a wide range of facilities and special attractions. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train and bus station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

**Entrance Hall**

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard. Wooden style flooring. Radiator. Access into the ground floor rooms off.

**Lounge**

12'10" x 14'5" extends to 16'8" into bay (3.937m x 4.400m extends to 5.081m into bay)  
A lovely double aspect room with windows to the front and side elevations. Radiator.

**Dining Kitchen**

20'3" x 11'7" (6.189m x 3.544m)  
The hub of the house with views over the south facing rear garden area and leisure area. The kitchen area is fitted with a good range of base cupboard and soft close drawer units with wall cupboards over. Island/breakfast bar area. Contrasting work surfaces over. Appliances of electric double oven, electric hob with hood over, fridge/freezer and dishwasher. Single drainer sink unit. Sliding patio door to the rear garden with additional picture window and window to the side elevation. Two radiators. Wooden style flooring. Inset ceiling lights.

**Utility Area**

6'8" x 5'4" (2.045m x 1.631m)  
Fitted base unit with contrasting work surface over. Space for washing machine and dryer. Window to the side elevation. Wooden style flooring. Access into rooms off.

**Cloakroom WC**

3'6" x 5'3" (1.073m x 1.608m)  
Suite of WC and wash hand basin. Window to the side elevation. Part tiled walls. Wooden style flooring. Radiator.

**Gym Area (rear section of the garage)**

9'8" x 9'11" (2.965m x 3.031m)  
Formerly the garage which has been altered to create two separate areas. The front section is used for storage and the rear section for the gym area. This full garage area could be reinstalled if required. The gym section has wooden style flooring and a radiator.

**First Floor Landing**

Cupboard housing the Ideal gas fired central heating boiler. Access doors to all rooms off.





### Master Bedroom

11'7" + recess x 16'10" (3.555m + recess x 5.131m)

A lovely size master room with two windows to the front elevation. Range of fitted wardrobes with top cupboards over the bed recess and bedside drawer units. Radiator. Access into:

### En Suite Shower Room

8'3" x 8'7" (2.531m x 2.634m)

A generous en suite with double shower cubicle. Wash hand basin and separate WC. Window to the front elevation. Towel rail radiator. Part tiled walls and tiled flooring. Extractor fan and stairs bulkhead shelf.

### Bedroom Two

12'10" x 9'5" (3.931m x 2.872m)

Window to the rear elevation. Range of fitted wardrobes with top cupboards over the bed recess and bedside drawer unit. Radiator.

### Bedroom Three

10'7" max x 11'0" into wardrobes (3.226m max x 3.364m into wardrobes)

Window to the rear elevation. Range of fitted wardrobes with top cupboards over the bed recess and bedside drawer unit. Radiator.

### Bedroom Four Study

10'9" x 8'8" extends to 10'9" (3.282m x 2.667m extends to 3.297m)

Window to the front elevation, radiator and stairs off to the second floor.

### Family Bathroom

7'0" x 7'6" (2.148m x 2.303m)

Fitted with a white three piece suite of bath with mixer tap and mains shower over with screen. Wash hand basin and separate WC. Part tiled walls and tiled flooring. Towel rail radiator. Extractor fan. Window to the side elevation.

### Second Floor

Fixed staircase provides access to:

### Loft Room

31'4" x 10'9" (9.559m x 3.302m)

A fabulous versatile room which is presently being used as a den/games room. This could however be used as an additional bedroom. With sloping ceiling profiles with three Velux roof light windows with blinds. Access to eves storage. Radiator. Inset ceiling lights. Wooden style flooring.

### Outside

Occupying a pleasant corner plot position with landscaped garden areas to the front, side and rear. The front is laid to lawn with stocked borders. A block paved driveway provides off road parking for two cars and access to the garage space. Side pedestrian access leads to enclosed rear garden. The fantastic south facing rear garden is designed for leisure and relaxation with swim spa and Jacuzzi (available by separate arrangement) sitting under a pergola with electric side blinds and lighting. The garden also features a paved patio area and artificial lawned area. Raised ornamental borders with lighting.

### Garage Front Section

10'1" x 7'3" (3.077m x 2.212m)

With up and over door. Light and power. Electric car charge point.





### Energy Performance Certificate

The current energy rating on the property is B (81).

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band E for Council Tax purposes. Local Authority Reference Number WOO189004000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

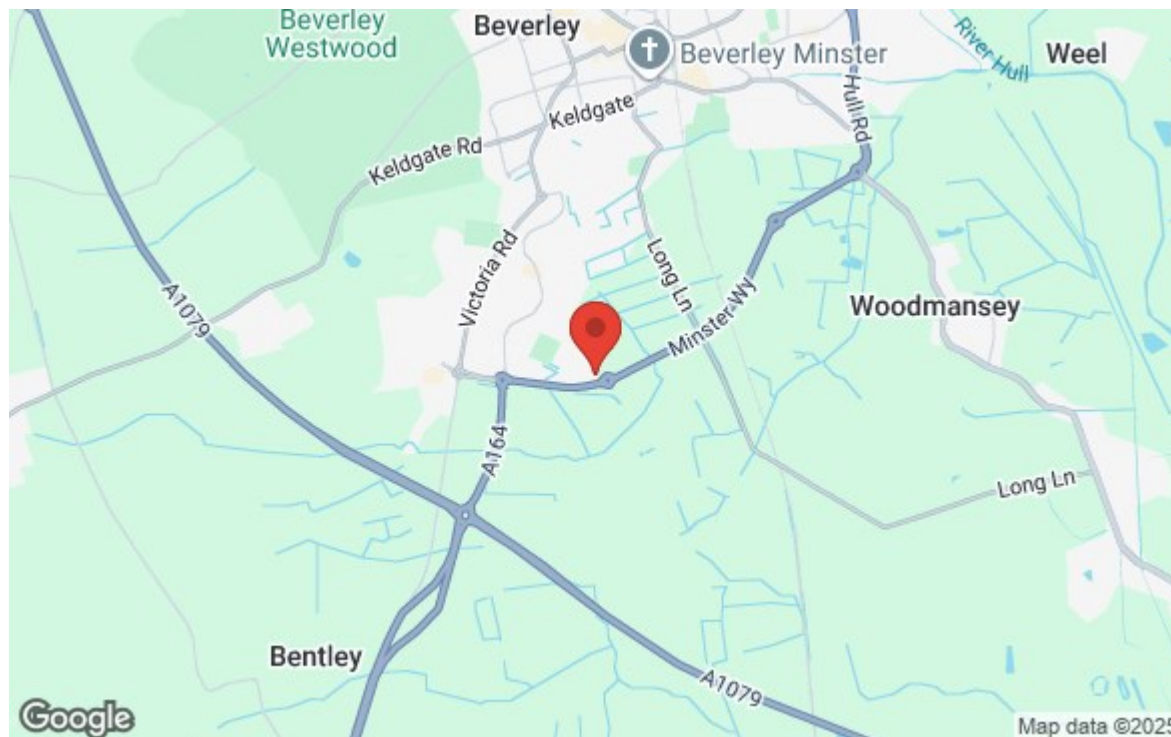
For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

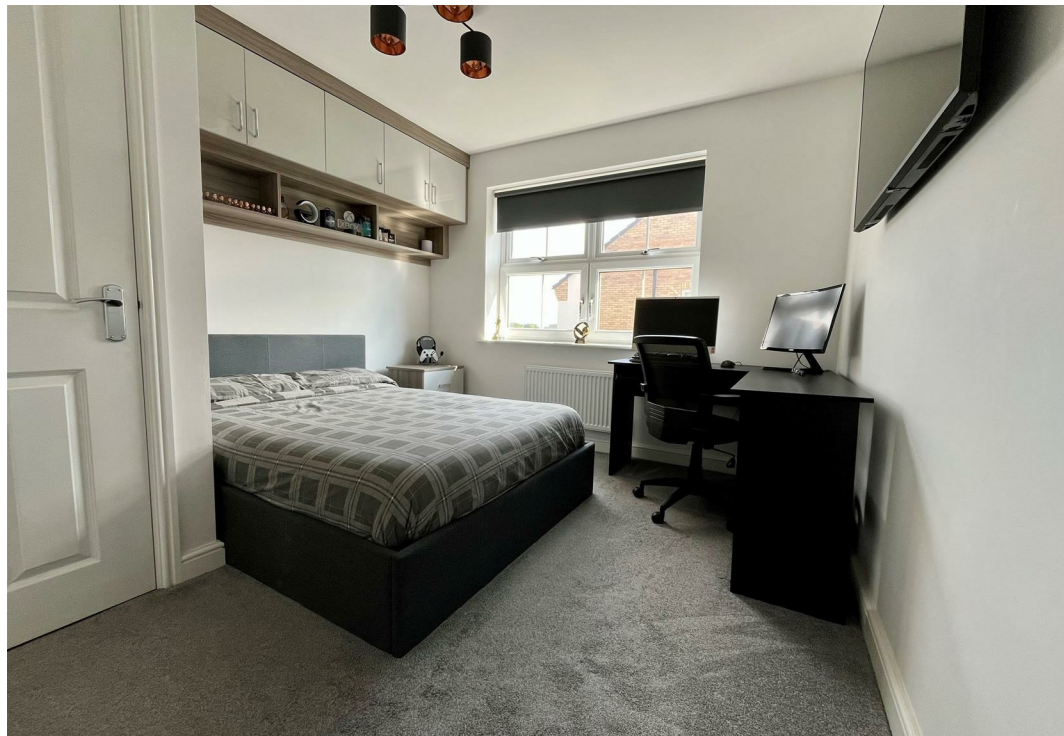
The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777













4 Winter Place, Beverley

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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