



**QUICK&CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**189 Woodhall Way, Beverley HU17 7JU**  
**£525,000**

- Stunning detached family home
- Outstanding stylish elevations throughout
- Lounge with feature fireplace
- Contemporary high spec, living dining kitchen with a host of integrated appliances
- Four DOUBLE bedrooms
- Two contemporary bathrooms and downstairs w.c.
- South facing enclosed garden
- Private driveway and DOUBLE garage with electric door
- Solar panels with feedback tariff (available by separate negotiation)
- EPC: C Council Tax: F

This absolutely stunning detached family house is one to most certainly view! The property provides space and versatility whilst offering stylish elevations throughout with a host of superb features. Entrance hallway, lounge with feature fireplace, stunning contemporary dining kitchen with bi-folding doors and a host of integrated appliances to the kitchen area and opening in to the day room with further bi-folding doors. There are four DOUBLE bedrooms; principal room with contemporary en-suite shower room. Modern house bathroom. The south facing garden is a delight and provides great outdoor space. There is a private driveway providing off street parking for several vehicles leading down to the DOUBLE garage with electric door. Solar panels with a feedback tariff (available by separate negotiation).

With so much to see and appreciate, this property is certainly one to view!

#### LOCATION

Woodhall Way leads straight into the historical town of Beverley.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRIMES

##### GROUND FLOOR

##### ENTRANCE HALL

At the side of the property a uPVC door with glazed inserts leads into entrance hallway having oak flooring flowing throughout, staircase with spindle balustrade leading to the first floor accommodation. Useful cloaks storage cupboard and door into w.c.

##### W.C.

uPVC double glazed window to the side elevation. Contemporary two piece suite in white enjoys wash hand basin with swan tap, low level w.c. and tiled to wet areas with attractive Italian tiling and contrasting tiled floor.

#### LOUNGE

19'11" x 13'4" (6.07m x 4.06m)

uPVC double glazed picture bay window to the front elevation and uPVC double glazed window to the side elevation. Attractive oak flooring flows throughout this area. Rustic fireplace with living flame gas fire and black granite hearth. Access to a useful under stairs storage cupboard and t.v. aerial point.

#### LIVING/DINING KITCHEN

17'10" dec to 11'10" x 18'0" dec to 8'4" (5.44m dec to 3.61m x 5.49m dec to 2.54m)

Attractive tiled flooring flowing throughout and sliding patio doors leading out onto the rear decking, from the dining area.

To the kitchen area there is an extensive range of contemporary fitted units in a beautiful walnut finish all beautifully coordinated with white quartz work surfaces. There is a host of integrated appliances featuring De Dietrich integrated steam oven, bean to cup coffee machine, induction hob set in the return island with electronically operated lift up extractor and Neff microwave and Neff fan oven. Integrated larder fridge and separate larder freezer, integrated dishwasher and sunken sink unit with drainer and swan mixer tap with pressure spray. Feature block set recess windows provide great light flow throughout this area, between the kitchen and day room with shelving and recessed lighting.

To the living dining area there is a personal door leading into the garage and feature radiator. An opening leads into the Day Room.

#### DAY ROOM

11'11" x 9'8" (3.63m x 2.95m)

Having bi-folding doors leading out into the rear garden and for extra light flow, three Velux roof windows and t.v. aerial point. Tiled flooring again flows throughout this area.

#### FIRST FLOOR ACCOMMODATION

##### LANDING AREA

Spacious landing area.

##### PRINCIPAL SUITE

16'4" x 13'2" (4.98m x 4.01m)

Door leading into the bedroom area. Enjoying uPVC double glazed windows to both the front and rear elevation creating great dual aspect.

##### EN SUITE

10'4" x 9'1" (3.15m x 2.77m)

uPVC double glazed window to the rear elevation, stunning three piece suite in white enjoys low level w.c. set in vanity unit, large walk-in shower cubicle with thermostat shower and wash hand basin set in vanity unit. There is a host of contrasting vanity storage cupboards, beautiful full height tiling with feature border tiling, extractor and chrome towel radiator and also a linen cupboard which houses the gas central heating boiler.

##### BEDROOM 2

14' x 10'6" (4.27m x 3.20m)

With uPVC double glazed window to the rear elevation.

##### BEDROOM 3

11'6" to wardrobes x 10'5" (3.51m to wardrobes x 3.18m)

uPVC double glazed window to the front elevation with fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 4

11'5" x 9'2" (3.48m x 2.79m)

With uPVC double glazed window to the front elevation.

#### BATHROOM

7'6" x 5'11" (2.29m x 1.80m)

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with central mixer tap, pedestal wash hand basin and low level w.c. all beautifully complimented with full height tiling in a walnut finish with attractive mosaic travertine border tiling, extractor and towel radiator.

#### OUTSIDE

The property sits a good distance back from the main road with a long private driveway providing off street parking with a turn round area to the front of the property.

Access to the rear garden is to the side of the property through gated entry. The rear garden is south facing and is of good proportions featuring an extensive decking area providing great seating facilities stepping down to an extensive patio area with garden shed, meticulously lawned garden and a beautiful oak and apple tree. There are fenced perimeters.

#### INTEGRAL GARAGE

18'10" x 16'1" (5.74m x 4.90m)

With electric roller door, power and light and rear personal uPVC door leading out into the rear garden. There are fitted units and also the inverter for the solar panel system.

#### 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](mailto:beverley@qandc.net)

#### AGENT'S NOTES

The solar panels are available by separate negotiation.

