



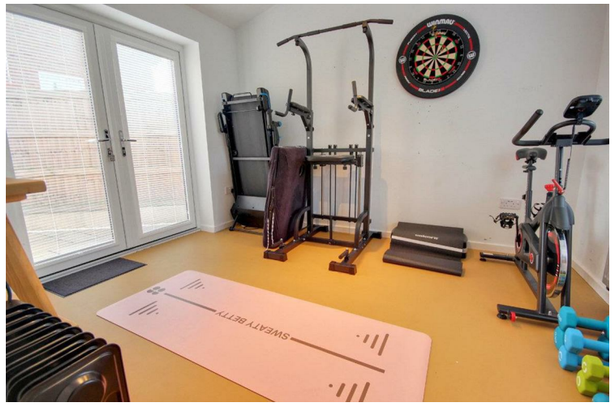





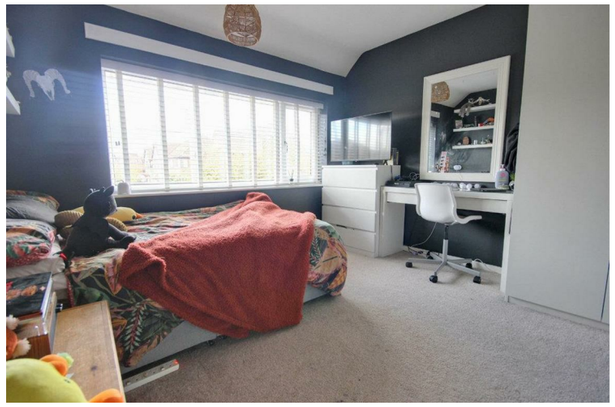

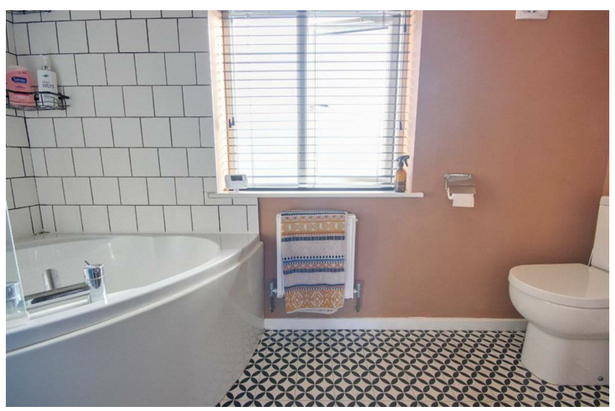



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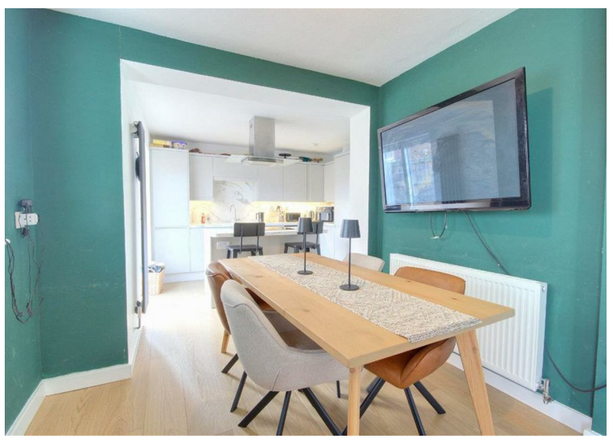
Quick & Clarke

PROPERTY SPECIALISTS

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







10 Queensway, Woodmansey, Beverley HU17 0TL

£315,000

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- Substantially extended home
- Extremely versatile accommodation
- 4 reception rooms
- 4 bedrooms; En-suite to master
- Lovely gardens
- Brick & tile garden room
- Local amenities close by
- Great road access to Beverley & Hull
- EPC Rating: Awaited
- Council Tax Band: B

An absolutely outstanding and significantly redesigned property, which at around 1,350 square feet offers more spacious accommodation than many detached properties.

The versatile accommodation can offer four reception rooms along with four bedrooms, including an en-suite to the master bedroom, and a lovely open plan kitchen/day room with French doors that open onto the generous rear garden. An extremely useful brick and tile garden room has been constructed, ideal for entertaining or office use. This really is an outstanding home which should not be missed.

LOCATION
Woodmansey is a popular residential village situated just to the south of the historic market town of Beverley and having excellent road access to the retail and leisure amenities of Kingswood and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Timber effect flooring, return staircase to first floor, PVCu sealed unit double glazed door and radiator.

CLOAKROOM
Low level w.c., corner wash hand basin, PVCu sealed unit double glazed window and timber effect floor.

LIVING ROOM
11' x 10'6" (3.35m x 3.20m)
Ceiling coving and dado rail, PVCu sealed unit double glazed window and radiator.

DINING ROOM
10' x 8'9" (3.05m x 2.67m)
Ceiling coving and dado rail, PVCu sealed unit double glazed French doors to rear garden and radiator.

KITCHEN DAY ROOM
22'6" x 11'6" narrowing to 8'7" (6.86m x 3.51m narrowing to 2.62m)
A lovely open plan living space having a range of modern base and eye level unis with marble effect work surfaces and matching centre island, electric five-ring hob with double oven, integrated fridge and freezer, one and a half bowl single drainer sink unit, timber effect flooring, built-in storage cupboard, PVCu sealed unit double glazed windows, PVCu sealed unit double glazed patio door to garden and radiator.

SNUG
11'5" x 10' (3.48m x 3.05m)
PVCu sealed unit double glazed window and radiator.

GYM
11' x 9'7" (3.35m x 2.92m)
PVCu sealed unit double glazed window, French doors to rear garden and radiator.

FIRST FLOOR

LANDING
Loft access.

BEDROOM 1
17'6" x 10' (5.33m x 3.05m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE BATHROOM
Corner bath with shower over, wash basin, low level w.c., PVCu sealed unit double glazed window and radiator.

BEDROOM 2
13' x 10'4" (3.96m x 3.15m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
11' x 10'5" (3.35m x 3.18m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
8' x 5'9" (2.44m x 1.75m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
9'9" x 5'6" (2.97m x 1.68m)
Panelled bath with shower over, wash basin and low level w.c., built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
To the front of the property is a double brick sett driveway and open plan lawned garden.

To the rear of the property is a lovely rear garden laid mainly to lawn with mature planting beds and benefitting from two stone and decking seating areas.

GARDEN ROOM
18'8" x 8'8" (5.69m x 2.64m)
Of brick and tile construction with PVCu sealed unit double glazed French doors to garden.

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.