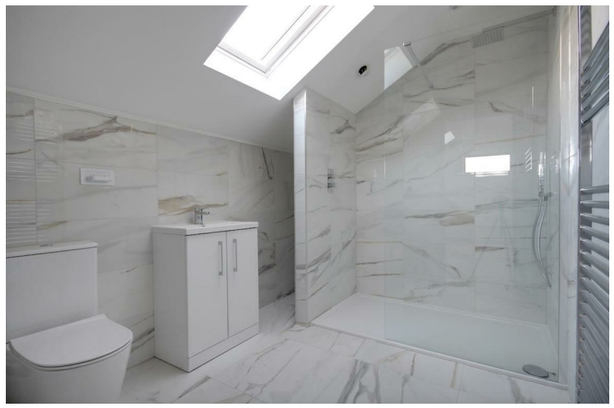









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Quick & Clarke

PROPERTY SPECIALISTS

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Oaklands Woodhall Way, Beverley HU17 7JX

£435,000

Beverley | Cottingham | Hornsea | Willerby

- Bespoke modern new build property
- Superb flexibility of living space
- Ground floor & first floor bedrooms & bathrooms
- Fabulous open plan living/dining kitchen
- Southerly facing garden
- Private gated access
- Air source heat pump
- SAP rating TBC
- Council Tax Band: TBC

A bespoke new-build home by highly regarded local builders Clark and Hay, tucked away in a quiet location on the northern side of Molescroft. Approached via electric gates opening onto a wide driveway, the property immediately impresses with its light-filled interior, featuring an abundance of windows and skylights throughout.

Designed to offer a modern take on traditional bungalow living, the exceptionally flexible layout includes bedrooms and bathrooms across both the ground and first floors. At the heart of the home is a contemporary open-plan dining kitchen at the rear, bathed in natural light from its southerly aspect and fitted with bi-fold doors leading directly out to the garden. Built to an impressive specification, energy efficiency has also been prioritised with underfloor heating powered by an air source heat pump.

LOCATION

Tucked away down a quiet cul-de-sac off Woodhall Way (near its junction with Driffield Road and leading to Willow Court), the property occupies a quiet position on the northern side of Molescroft. This sought-after setting combines privacy with convenient access across the region, lying just off Grange Way (Beverley's northern bypass). The vibrant market town centre of Beverley is approximately 1.2 miles away, whilst the open green spaces of Beverley Westwood are within just 0.9 miles.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

19'4" x 9'1" maximum (5.89m x 2.77m maximum)
A composite black glass-panelled door provides a stylish entrance to this impressive contemporary home, bathed in natural light from a side window and overhead skylight. An elegant oak staircase rises to the first-floor accommodation. Off the hallway, a generous utility cupboard is fitted with shelving, houses the hot water tank, and provides full plumbing and space for a washing machine or washer-dryer.

OPEN PLAN LIVING/DINING KITCHEN

21'4" x 16'1" maximum (6.50m x 4.90m maximum)
A fabulous and well proportioned room with the benefit of five standard windows in addition to four roof lights and the Southerly facing bi-fold doors opening onto the garden, all creating a light and bright ambience. The stunning modern kitchen offers a generous range of wall, base and drawer units with gloss black fronts and complementing solid oak work surfaces, breakfast bar and matching peninsular unit, four ring induction hob with glass splashback and extractor over, composite sink and drainer, integrated oven, fridge, freezer and dishwasher.

BEDROOM 2

12'8" x 10'4" (3.86m x 3.15m)
Offering flexibility of use and with windows to both front and side aspects.

BEDROOM 3

12'9" x 10'4" (3.89m x 3.15m)
A light and bright room with a window to the front elevation and two further windows to the side elevation.

BATHROOM

6'10" x 5'10" (2.08m x 1.78m)
Three piece sanitary suite comprising panelled bath, close coupled w.c. and vanity hand wash basin, fully tiled walls and floor and window to the side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

14'9" x 12'9" (4.50m x 3.89m)
A generously sized room with windows to both front and side aspects and two additional large skylights.

SHOWER ROOM

9'1" x 7'2" (2.77m x 2.18m)
A generously sized shower room with a three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, wide walk-in shower unit, chrome heated towel radiator, tiled walls and floor and a skylight.

OUTSIDE

Access to the property is via a sliding electric gate off Woodhall Way, equipped with a remote intercom system from the hallway featuring camera and voice functions. The wide gravel driveway offers ample parking for multiple vehicles and provides space for a potential carport.

Flagged pathways along both sides lead to the rear garden, which features a matching patio and lawn. Positioned away from the main road with a southerly aspect, the property offers a peaceful and sunny setting.

SERVICES

Mains water, electric and drainage are available or connected to the property.

HEATING

The property benefits from underfloor heating to the ground floor and radiators to the first floor supplied via an air source heat pump.

DOUBLE GLAZING

The property benefits from aluminium double glazed windows and doors.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

AGENTS NOTE

Some images in this brochure have been enhanced using AI to demonstrate potential layout and presentation.

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



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.

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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