



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



31 Paradise Drive, Woodmansey, Beverley HU17 0UT
Guide Price £199,950

- No onward chain - vacant possession
- Superb contemporary layout
- Two double bedrooms
- Modern kitchen & bathroom
- Constructed in 2018
- Deceptively spacious
- Westerly facing garden
- Two parking spaces
- Option for Shared Ownership subject to meeting the criteria of Vico Homes
- Council Tax Band: B. EPC Rating: C

This exceptionally well-planned, modern home offers deceptively spacious accommodation, featuring two double bedrooms and a generously proportioned living room. Built in 2018 and presented in immaculate 'move-in' condition, the property is offered to the market with the distinct advantage of no onward chain—a significant benefit for buyers in today's market.

Occupying a desirable corner plot with a west-facing rear garden, the home boasts a contemporary kitchen and bathroom, alongside the convenience of two dedicated parking spaces located immediately behind the property.

LOCATION
The property is situated within Paradise Drive, a quiet cul-de-sac positioned just off the A1174, which provides a direct link between Beverley and Hull. Positioned on the periphery of Woodmansey village and just 1.7 miles from Beverley town centre, the home occupies a highly convenient location. This offers easy access to local commuter links as well as the extensive amenities of Beverley, Kingswood, and Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Modern composite front door with glass panel and multi-lock security system.

LIVING ROOM
14'10" x 13'9" (4.52m x 4.19m)
A very well proportioned living room which is open plan from the kitchen and offers space for both living and dining room furniture. With laminate flooring, there are wide French doors with glass panels either side and which as a whole encompass most of the width of the rear of the house and overlook the Westerly facing garden. With a further window to one side the living room has a beautiful light and bright ambience. Storage cupboard under stairs.

KITCHEN
11'7" x 6'8" (3.53m x 2.03m)
Offering a generous range of wall and base storage units with white gloss fronts, granite style laminate work surfaces, electric hob with stainless steel extractor over, integrated oven, stainless steel one and a half bowl sink and drainer, space for fridge freezer and washing machine, a continuation of the laminate flooring from the living room and window to the front elevation.

CLOAKROOM
5'9" x 2'9" (1.75m x 0.84m)
Two piece sanitary suite comprising pedestal hand wash basin and close coupled w.c. Window to the front elevation.

FIRST FLOOR

LANDING
BEDROOM 1
10'10" reducing to 7'5" x 13'9" (3.30m reducing to 2.26m x 4.19m)
Positioned to the rear of the property and with two windows overlooking the rear garden.

BEDROOM 2
13'9" x 8'9" maximum (4.19m x 2.67m maximum)
Two windows to the front elevation and bulkhead storage cupboard over the stairs housing the modern Ideal Standard boiler.

BATHROOM
6'9" x 6'9" (2.06m x 2.06m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath with shower attachment and glass screen, tiled splashbacks and chrome heated towel rail. Window to the side elevation.

OUTSIDE
The property is set back form the corner of the road with an area of lawn to the front and a path leading to the front door. A strip of garden continues down the side of the property on the exterior of the perimeter fence.

The rear garden is Westerly facing and mainly lawned. Enclosed by fencing, there is a gate which provides access onto two private parking spaces and where there is currently a shed for storage.

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.

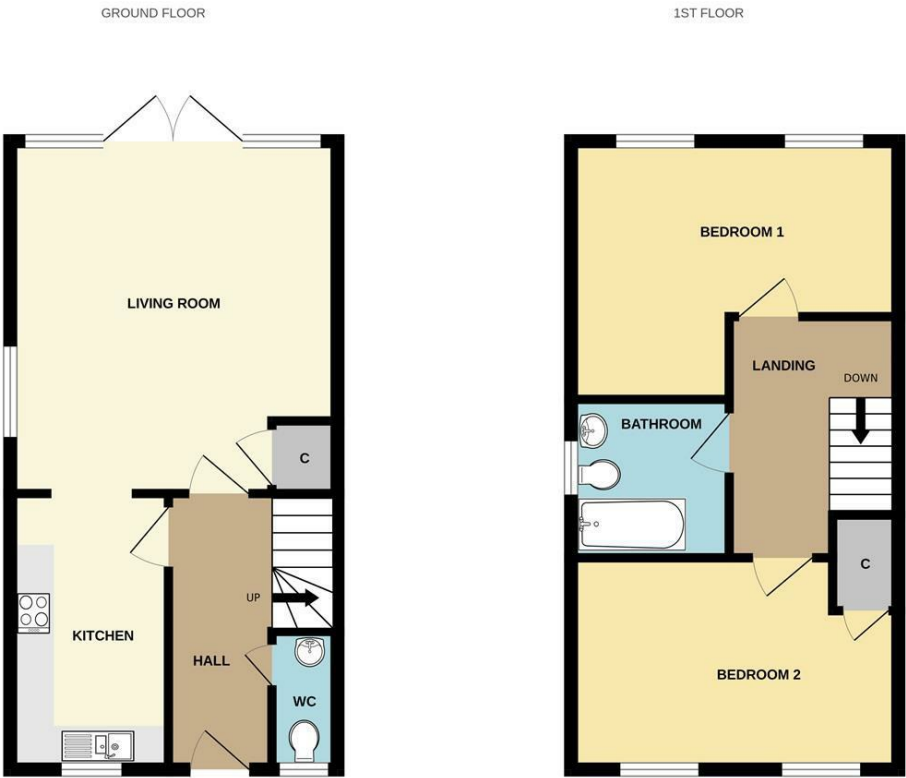
TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). This will revert to Freehold if 100% of the property is

purchased. Please contact the selling agents for further details.

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



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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