



44 Woffinden Rise, Beverley HU17 8YT
£365,000

- Wonderfully spacious, modern home.
- Constructed by Peter Ward Homes Limited.
- Delightful kitchen / day room.
- Spacious living room.
- Utility and w.c.
- Three very good sized bedrooms.
- En-suite shower room to master.
- Lovely gardens and entertaining space.
- Detached garage and driveway.
- Council Tax Band: D EPC Rating: B

An absolutely beautifully presented Peter Ward home offering three bedroomed accommodation which benefits from significant upgrades to kitchen, bathrooms and carpeting.

The property is ideally designed for modern day family living with a welcoming lounge to the front and modern light and spacious kitchen/day room at the rear opening to the garden complimented by a utility room and cloakroom with w.c.

At first floor the three bedrooms are extremely well proportioned with a lovely en-suite shower room to the master and well appointed family bathroom.

The gardens are beautifully presented and improved with stone paths and entertaining space and further enhanced by the detached garage and ample off street car parking.

This really is a wonderful home with super upgrades which cannot fail to impress.

LOCATION

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 COMPRISES

GROUND FLOOR

ENTRANCE HALL

Herringbone timber effect flooring, staircase to first floor, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

15'2" x 12'9" (4.62m x 3.89m)
Herringbone timber effect flooring, PVCu sealed unit double glazed bay window and radiator.

KITCHEN / DAY ROOM

16'2" x 10'8" (4.93m x 3.25m)
Herringbone timber effect flooring. A lovely range of base and eye level units with Silstone worksurfaces. Integrated five ring gas hob with electric double oven, built-in fridge freezer and dishwasher. Single drainer sink unit. PVCu sealed unit double glazed windows to two elevations, French doors to garden and radiator.

UTILITY ROOM

5'8" x 5'5" (1.73m x 1.65m)
Fitted base units with plumbing for automatic washing machine. Herringbone timber effect flooring and radiator.

CLOAKROOM

Low level w.c. with corner wash hand basin. Herringbone timber effect flooring, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

Built-in airing cupboard housing gas fired central heating boiler. PVCu sealed unit double glazed window and radiator.

MASTER BEDROOM

16'2" x 13'0" (4.93m x 3.96m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE

Shower in oversized cubicle with half pedestal wash basin and low level w.c. Tiled floor and walls. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'0" x 9'3" (3.35m x 2.82m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'0" x 6'7" (3.35m x 2.01m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

7'6" x 5'7" (2.29m x 1.70m)
Panelled bath with shower attachment over, wash basin and low level w.c. Tiled floor and part tiled walls. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is an attractive flowerbed with side brick sett driveway offering excellent off street car parking facility.

The rear garden is laid to lawn with raised flower beds and timber sleeper detailing. Stone paths and entertaining space.

GARAGE

19'0" x 9'4" (5.79m x 2.84m)
The property benefits from a detached brick and tile single garage having up and over door with light and power laid on.

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 PVCu 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



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 herein, 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. Made with Metropix C2025