Quick & Clarke
PROPERTY SPECIALISTS

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22 Woodmans Way, Beverley HU17 0TT

£175,000

Beverley | Cottingham | Hornsea | Willerby

- Two double bedrooms
- Move in condition
- Modern kitchen and bathroom
- Southerly facing garden
- Convenient walk to Flemingate and town centre
- Sought after location
- Council Tax Band: B
- EPC Rating: D

A beautifully planned and updated modern two-bedroom mid-terrace, situated in a quiet cul-de-sac position. Boasting two double bedrooms alongside a attractive kitchen and bathroom, the property has been meticulously improved over time and is presented in move-in condition. Outside, the home benefits from dedicated parking space to the front and a lovely southerly facing garden to the rear. Location-wise, it lies close to Spark Mill Lane, providing a direct and convenient walk straight into the town centre.

LOCATION

The property is located on the cul-de-sac which forms Woodmans Way which lies on the western side of Beverley Parklands conveniently close to Spark Mill Lane. Beverley Parklands lies on the south eastern side of Beverley close to the major road network which links Beverley with Hull and the M62. Further Spark Mill Terrace provides direct pedestrian access to the Flemingate development and Beverley town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

4'5" x 3'11" (1.35m x 1.19m)
With modern composite front door with glass panel and cloak hooks for coats.

LIVING ROOM

16'2" x 12'7" (4.93m x 3.84m)
An attractively proportioned room with window to front elevation, stairs to the first floor accommodation with storage space under. Contemporary styled fireplace which is three years old housing electric fire and with granite hearth and back.

DINING KITCHEN

12'7" x 8'8" (3.84m x 2.64m)
A modern breakfast kitchen offering a good range of wall and base storage units with cream Shaker fronts, butcher's block style laminate work surfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over, porcelain one and a half bowl sink and drainer, integrated oven and space for washing machine and upright fridge freezer. French doors open out onto the rear garden and there is a window over the sink and a storage cupboard under the stairs.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM 1

12'7" x 9'4" (3.84m x 2.84m)
Modern oak wardrobes and drawer units encompassing one whole wall. Window to the rear elevation.

BEDROOM 2

12'7" x 8'11" maximum (3.84m x 2.72m maximum)
Two windows to the front elevation and bulk head storage cupboard over the stairs.

BATHROOM

6'3" x 6'0" (1.91m x 1.83m)
A modern bathroom with a three piece sanitary suite comprising panelled bath with shower over, low level w.c. and vanity unit with semi-recessed hand wash basin. Partially tiled walls and heated towel radiator.

OUTSIDE

The property is set back from the cul-de-sac with a tarmac parking area to the front. A concrete path leads to the front door and there is a small area of garden immediately in front of the house which has been laid under gravel for ease of maintenance.

The rear garden is southerly facing and has been re-fenced in the last 3 years. With a patio area adjacent to the French doors of the dining kitchen there is a small area of lawn and a shed to the rear. The garden benefits from mature trees and hedging in the property behind the house which gives the garden a good level of privacy from that aspect.

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

AGENT'S NOTE

The carpets, patio doors in the kitchen, fence and shed in the rear garden were replaced approximately 3 years ago. The bathroom was updated in 2019.

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.