



**50 Woodhall Way, Beverley HU17 7BJ**  
**Guide Price £375,000**

- Significantly extended home
- Approximately 1,300 square feet
- Large garden plot
- Four car garage / workshop
- Log cabin
- Three reception rooms
- Three bedrooms (one with balcony)
- Substantial off street parking
- Good access to Beverley town centre and local amenities close by
- Council Tax Band: D EPC Rating: Awaiting

A significantly extended three bedroomed semi-detached house which at almost 1,300 square feet offers more accommodation than many four bed detached properties and stands on a very large plot with substantial garden buildings including four car garage/workshop with hoist and log cabin.

Number 50 Woodhall Way is so deceptive from the road frontage that only a full inspection will reveal the quality and extent of this home which offers three reception rooms along with kitchen and cloakroom at ground floor whilst at first floor there are three bedrooms, one of which benefits from a balcony overlooking the rear and a modern family shower room. The property is located only a level walk from Beverley town centre, has a range of local facilities closer by and offers significant off street car parking facility.

A rare opportunity indeed that should not be missed.

## 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

Staircase to first floor. Timber effect flooring and contemporary vertical radiator.

#### SITTING ROOM

13'0" x 11'0" (3.96m x 3.35m)  
Timber effect floor. PVCu sealed unit triple glazed bay window and vertical radiator.

#### LIVING ROOM

14'0" x 11'0" (4.27m x 3.35m)  
Timber fireplace with polished stone inset and hearth. Tile floor and vertical radiator. Open to:

#### GARDEN ROOM

20'9" x 9'8" (6.32m x 2.95m)  
Exposed roof timbers and part slate tiled wall. Timber floor, French doors to garden and vertical radiator.

#### KITCHEN

20'3" x 7'3" (6.17m x 2.21m)  
Timber base and eye level units incorporating a single drainer sink unit. Electric oven and hob. PVCu sealed unit double glazed window and door to outside.

#### CLOAKROOM

Low level w.c. and wash hand basin. PVCu sealed unit double glazed window.

### FIRST FLOOR

#### LANDING

PVCu sealed unit double glazed window. Timber effect flooring.

#### BEDROOM 1

13'0" x 11'0" (3.96m x 3.35m)  
Fitted wardrobe. PVCu sealed unit triple glazed bay window and radiator.

#### BEDROOM 2

14'0" x 10'3" (4.27m x 3.12m)  
Fitted wardrobe. PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

8'7" x 8'0" (2.62m x 2.44m)  
Built-in cupboard housing gas fired central heating boiler. Timber effect floor. PVCu sealed unit double glazed French doors to balcony. Radiator.

#### FAMILY SHOWER ROOM

8'10" x 7'3" (2.69m x 2.21m)  
Monsoon shower in glazed cubicle, wash basin and low level w.c. Tiled floor and walls. PVCu sealed unit double glazed window and towel radiator.

### OUTSIDE

To the front of the property is a large forecourt offering off street car parking for multiple vehicles whilst a roofed side car port gives vehicular access to the rear.

To the rear of the property is a stone terraced area with garden areas between outbuildings.

### OUTBUILDINGS

#### CAR PORT

36'10" x 7'5" (11.23m x 2.26m)  
Of brick and tile construction with paved stone floor and access to front and rear.

#### FOUR CAR GARAGE / WORKSHOP

33'3" x 18'4" (10.13m x 5.59m)  
Of block construction with wood cladding including a 3,200 kg hoist. Two double access doors, light and power laid on.

#### LOG CABIN

28'5" x 15'6" (8.66m x 4.72m)  
Gas heater, light and power laid on. Double access doors.

### 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](mailto:beverley@qandc.net)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix 02/08