Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

22 Ferry Lane, Woodmansey HU17 0SE

Offers Over £450,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- An oustanding detached family home
- With decadent styles flowing throughout and providing space and versatility
- No onward chain
- Four receptions
- Contemporary kitchen with utility room off
- Four bedrooms
- Four bathrooms
- Stunning landscaped garden providing great outdoor living
- Private driveway with ample parking facilities and detached garage
- EPC: C Council Tax: D

This outstanding, detached family home is presented to the market with no onward chain. Beautifully extended and boasting more than 1900 square feet, with opulent design styles flowing throughout and providing space and versatility for the modern growing family. The property enjoys spacious entrance hallway, sitting room/study, lounge which leads into a captivating day room with bi-folding doors opening onto the rear garden. Contemporary living dining kitchen with a host of built in appliances, and utility room. Guest bedroom/bedroom 4 with en-suite shower room off and fitted wardrobes.

To the first floor you will discover three further good size bedrooms. Bedroom two has en-suite shower room off and fitted wardrobes and the principal bedroom enjoys a large walk-in wardrobe and en-suite bathroom.

The southerly facing garden provides great outdoor space, landscaped and designed for ease of maintenance providing great a superb area to relax in, entertain in and simply enjoy. A private driveway extends to the front and side of the property, providing a great amount of private parking and leads down to the detached garage.

Simply ready to key turn and move into an early viewing is an absolute must.

LOCATION
The property is located on the south side of Ferry Lane which lies just off Hull Road. Ferry Lane is positioned equidistant between the popular Kingswood area of Hull and the market town of Beverley. Lying at the end of Long Lane, the property is only 2½ miles from Beverley Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
uPVC double glazed French doors with full height side windows creating great light leading into the entrance porch.

ENTRANCE HALLWAY
uPVC door with glazed inserts leading into the entrance hallway. The entrance hallway has beautifully styled tiled effect flooring flowing throughout and staircase with spindle balustrade leading to the first floor accommodation and access to a large walk-in storage area under the stairs.

LOUNGE
13'10" x 13'0" (4.22m x 3.96m)
uPVC double glazed window to the side elevation. Contemporary floating fireplace with living flame pebble fireplace, tv aerial point and square arch leads into the day room.

DAY ROOM
14'4" x 12'6" (4.37m x 3.81m)
Two uPVC Velux roof windows, a uPVC double glazed high level window to the side elevation and uPVC double glazed bi-folding doors leading out into the rear garden. Beautifully finished sand coloured tiled effect flooring and wall mounted tv aerial point.

SITTING ROOM / STUDY
13'2" x 11'10" into wardrobe (4.01m x 3.61m into wardrobe)
Full wall of fitted storage cupboards with media space and fitted drawers. One of the double wardrobes also opens into an office desk, uPVC double glazed walk-in bay window to the front elevation and wall mounted tv aerial point.

LIVING DINING KITCHEN

KITCHEN AREA
13'6" x 12'10" (4.11m x 3.91m)
uPVC double glazed window to the side elevation. A host of ivory high gloss base and wall units with large storage drawers and all beautifully complimented with granite work surfaces. Attractive mosaic tiled splashbacks to compliment, induction hob with integral extractor, stainless steel Neff double electric fan oven with stainless steel Neff microwave above, integrated fridge and freezer and integrated dishwasher. Black central island to contrast with granite work surfaces. One and a quarter bowl sink unit with drainer and swan mixer tap and all beautifully finished with tiled effect flooring. Cupboard housing the gas central heating boiler. An opening leads into the living dining area.

LIVING DINING AREA
12'10" x 10'8" (3.91m x 3.25m)
uPVC double glazed window to the side elevation and wall mounted tv aerial point.

UTILITY ROOM
11'6" x 4'4" (3.51m x 1.32m)
Leading off the kitchen and being of a uPVC and brick construction with uPVC door leading out into the rear garden. Space and plumbing for washing machine and space for tumble dryer.

GUEST BEDROOM / BEDROOM 4
13'2" into bay x 11'2" max (4.01m into bay x 3.40m max)
uPVC double glazed walk-in bay window to the front elevation. Full wall of fitted wardrobes provide hanging and storage facilities.

HOUSE BATHROOM
uPVC double glazed window to the side elevation. Beautiful full height travertine tiling with matching tiled floor. Four piece modern suite enjoys wash hand basin, bidet, low level w.c. and large walk-in shower cubicle with thermostat shower. Extractor, towel radiator and access to linen cupboard.

FIRST FLOOR

LANDING AREA

BEDROOM 1
13'7" x 12'5" (4.14m x 3.78m)
Enjoys uPVC double glazed window overlooking the rear garden. Double doors lead into a large walk-in wardrobe providing great hanging and storage facilities.

EN-SUITE
5'6" x 5'3" (1.68m x 1.60m)
With modern three piece suite in white enjoying panelled bath, pedestal wash hand basin and low level w.c. Full height tiled splashbacks with tiled floor. Contemporary radiator and extractor.

BEDROOM 2
12'5" x 9'8" (3.78m x 2.95m)
uPVC double glazed window to the front elevation. Fitted wardrobe providing hanging and storage facilities with concealed door leading into the en-suite.

EN-SUITE
7'0" x 4'9" (2.13m x 1.45m)
With Velux roof window to the side elevation. Modern three piece suite in white enjoys wash hand basin set in contemporary white vanity, low level w.c. and independent shower cubicle.

BEDROOM 3
18'7" x 5'4" (5.66m x 1.63m)
With uPVC double glazed window to the side elevation and full wall of fitted wardrobes.

OUTSIDE
On approach to the property there are wrought iron garden gates which open onto the private driveway. Large concrete sett driveway with block sett inlay provides off street parking for several vehicles and provides access to further gravelled parking and leading down to a detached garage.

Gated side entry leads into the rear garden. A southerly aspect garden beautifully landscaped and designed for ease of maintenance. A stone patio serenades the astro-turf and provides great seating areas with a covered and shielded pergola providing private seating area to the head of the garden. There is an outside garden tap.

GARAGE
With up and over door, power and light.

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
Contact the agent's Cottingham office on 01482 844444 for prior 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 Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR

1ST FLOOR

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.
Made with Metropix ©2025

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . 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.