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Matthew  
**Limb**  
MOVING HOME



**14 Paradise Drive, Woodmansey, Beverley, East Yorkshire, HU17 0UT**

- 📍 Semi-Detached House
- 📍 Open View to the Rear
- 📍 Gardens & Side Drive
- 📍 Rear Lounge

- 📍 Three Bedrooms
- 📍 Kitchen with Utility Area
- 📍 C/Heating & D/Glazing
- 📍 EPC=B

**£230,000**

## INTRODUCTION

This stylishly presented modern semi-detached house has many alluring features including a delightful view to the rear across adjoining fields. Built in recent times by messrs Peter Ward Homes, the accommodation has the benefit of gas fired central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, downstairs WC, rear lounge and a dining kitchen with integrated appliances and a utility area situated off. At first floor are three bedrooms and a contemporary bathroom. Outside there is a lawned garden to the front and a side drive provides excellent parking. The rear garden incorporates a patio, decked area, lawn and a fine view across fields beyond.

## LOCATION

### ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs to the first floor off.

### CLOAKS/W.C.

With suite comprising a low flush W.C. and pedestal wash hand basin.

### DINING KITCHEN

16'11"(max)x11'6" approx (5.16m(max)x3.51m approx)

Having a range of sleek base and wall mounted units with complementing work surfaces, one and a half sink and drainer, tiled splashbacks, integrated oven, four ring gas hob with filter hood above, tiled surround, inset spot lights. There is a useful utility area off and two windows to the front elevation.



## LOUNGE

15'6" x 11'3" approx (4.72m x 3.43m approx)

With windows and double doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

With loft access hatch and window to side elevation.

### BEDROOM 1

15'6" x 10'0" approx (4.72m x 3.05m approx)

Fitted wardrobes with sliding doors, windows to front elevation.



## BEDROOM 2

11'6" x 11'6" approx (3.51m x 3.51m approx)

Window to rear elevation.



## BEDROOM 3

7'11" x 6'10" approx (2.41m x 2.08m approx)

Window to rear elevation.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin, low flush W.C., tiled surround plus storage cupboard.



## OUTSIDE

Outside there is a lawned garden to the front and a side drive provides excellent parking. The rear garden incorporates a patio, decked area, lawn and a fine view across fields beyond.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

## VIEWING APPOINTMENT

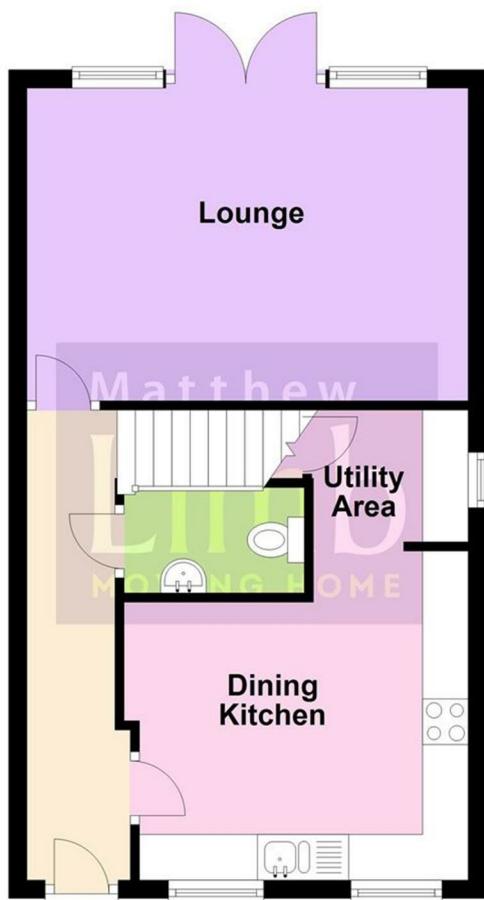
TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



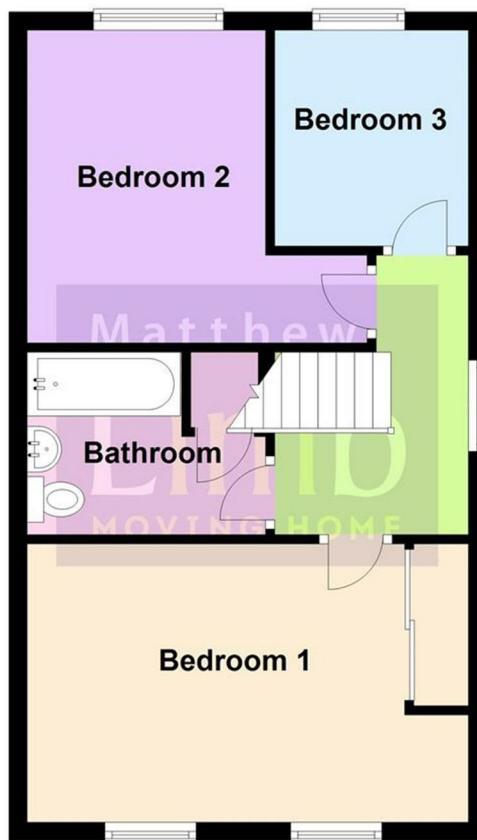
### Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	