

CLUBLEYS
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86 Poplars Way
Beverley, HU17 8PU

Asking price
£245,000



THE LOCATION

The property is situated a short walking distance away from Beverley town centre in a quiet cul de sac location. The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including a range of shops and a selection of bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE PROPERTY

We are delighted to welcome to the market this desirable four bedroom semi-detached family home set within an attractive cul-de-sac in a sought after location. Having the advantage of Beverley Westwood Pastures and within the catchment area for popular schools, only a stone throw away.

Accommodation briefly comprises; entrance hall, cloakroom/wc, living room, dining room, kitchen, master bedroom with en suite, three further bedrooms, family bathroom, front and rear gardens. Garage with drive way which offers off



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALLWAY

Entering the property through a composite door with double glazed windows either side. Coving, radiators and solid wood flooring. Doors leading to the lounge, dining room and kitchen. Stairs leading to the first floor level.

LIVING ROOM 17'11" x 10'11" (5.46 x 3.32)

UPVC bay window to the front and a pair of french doors to the rear of the property. Coving, two radiators, gas fire and carpet flooring.

CLOAKROOM / WC 6'3" x 2'9" (1.91 x 0.85)

Low level wc, sink base unit, radiator, part tiled walls, carpet flooring and UPVC frosted window to the side.

DINING AREA 12'0" x 7'10" (3.66 x 2.40)

UPVC bay window to the side, coving, radiator and carpet flooring.

KITCHEN 14'2" x 9'6" (4.31 x 2.89)

A range of wall and base units with rolling worktops, 1 ½ stainless steel sink, gas hob with electric fan oven. Tiled floor and part tiled walls, spot lights with under wall unit lighting. Plumbing for washing machine and dishwasher. UPVC window and door to the rear elevation. Large storage cupboard.

LANDING

Carpet flooring, loft access, radiator and UPVC window looking to the rear of the property.

MASTER BEDROOM 11'1" x 9'7" (3.37 x 2.92)

Carpet flooring, radiator, UPVC window to the front elevation and door leading to en-suite.

EN - SUITE

Shower, low level wc, sink base unit. Radiator, tiled flooring and part tiled slash back. UPVC frosted window to the front.

BEDROOM TWO 11'1" x 9'4" (3.39 x 2.85)

Carpet flooring, radiator, UPVC window to the front elevation and fitted wardrobes.

BEDROOM THREE 8'3" x 7'9" (2.51 x 2.36)

UPVC window to the rear, carpet flooring and radiator.

BEDROOM FOUR

UPVC window to the front, carpet flooring and radiator.

FAMILY BATHROOM 6'11" x 6'7" (2.11 x 2.00)

Low level wc, sink base unit, bath with shower over. Tiled flooring and part tiled walls. UPVC frosted window to the rear of the property. Radiator and fan extractor.

OUTSIDE:-

FRONT GARDEN

Lawned with part gravelled areas. Off street parking leading to the garage.

REAR GARDEN

Lawned back garden with paving and decking areas. Access to garage.

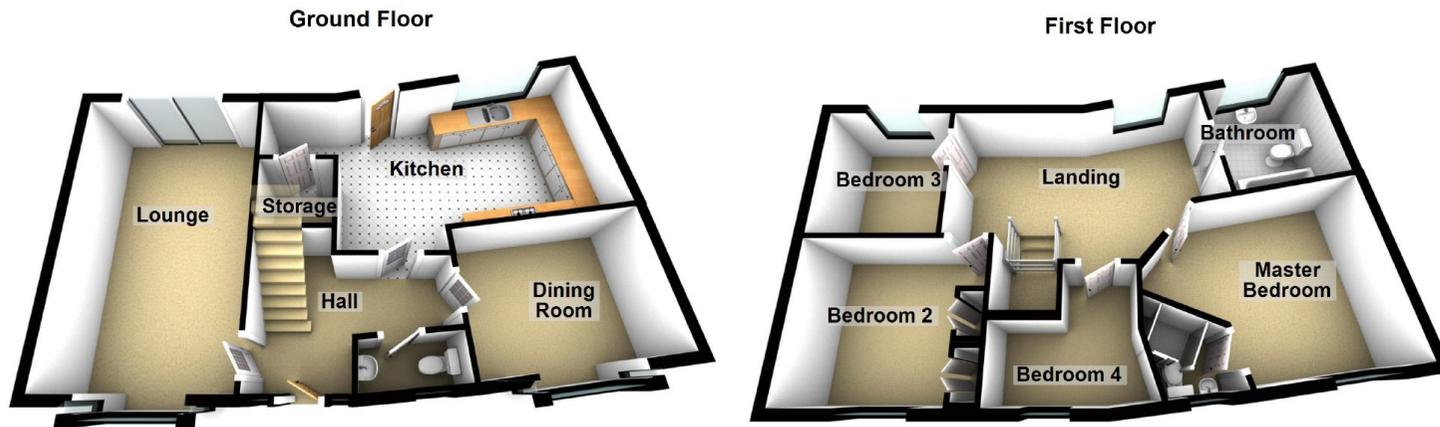
GARAGE

Up and over door, lighting, power and loft space for storage.



Floor Plan

This plan is for illustrative purposes only



CLUBLEYS

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Estate Agents,
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	86	75	87

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