CLUBLEYS

31, Voase Way, Beverley, HU17 0WL
25% Shared Ownership £85,000

rightmove

ZOOPLA

ABOUT THE PROPERTY

In the heart of historic Beverley, Voase Way presents a splendid opportunity to acquire a four-bedroom detached house in a sought after location. This delightful property boasts a spacious reception room, perfect for enjoying quiet family evenings. The well-appointed breakfast kitchen is a standout feature, offering multifunctional space for every member of the family.

With four generously sized bedrooms, this home provides ample accommodation for those seeking extra space. The property also includes two modern bathrooms, and a ground floor cloakroom.

Outside, you will find parking available for two vehicles. The location is ideal, allowing easy access to Beverley's rich history, vibrant community, and local amenities.

This detached house on Voase Way is not just a home; it is a lifestyle choice, offering both comfort and a connection to Beverley's local community. If you are looking to invest in your future, this property is a must-see.

clubleys.com

Estate Agents | Lettings Agents | Chartered Surveyors

CLUBLEYS

Tenure: Leasehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Entrance hallway with radiator and stairs off, door leading to...

LOUNGE
3.508 x 4.550 (11'6" x 14'11")
UPVC double glazed window to front aspect.

BREAKFAST KITCHEN
5.483 x 3.261 (17'11" x 10'8")
UPVC double glazed window and french doors with side panels to rear aspect. A range of base, floor and wall mounted units, with integrated wall mounted oven, space for dishwasher and fridge/freezer, gas hob and extractor over. Stainless steel sink unit and half drainer with mixer tap, LVT flooring. Door leading to..

UTILITY ROOM
1.621 x 1.592 (5'3" x 5'2")
UPVC double glazed window to side elevation, base units with space for washer. Combi boiler. Door leading to....

DOWNSTAIRS WC
Low level WC with corner pedestal wash basin. Radiator

FIRST FLOOR

LANDING

BEDROOM ONE
3.265 x 3.531 (10'8" x 11'7")
UPVC double glazed window to front elevation. Door to...

ENSUITE
1.276 x 7.417 (4'2" x 24'4")
Walk in shower cubicle, vanity wash basin and low level WC, radiator, tiled floor and splashbacks.

BEDROOM TWO
2.487 x 3.744 (8'1" x 12'3")
UPVC double glazed window to rear elevation, radiator.,

BEDROOM THREE
2.587 x 3.925 (8'5" x 12'10")
UPVC window to front.

BEDROOM FOUR
2.587 x 3.594 (8'5" x 11'9")
UPVC double glazed window to rear.

BATHROOM
1.928 x 1.702 (6'3" x 5'7")
UPVC double glazed window to rear. Panel bath with shower over, pedestal wash basin, low level WC, tiled floor and splashbacks. Radiator

OUTSIDE
To the front of the property there is a double driveway with turfed border and access to the attached garage. To the rear a garden mainly laid to lawn with paved patio. Timber boundary fencing.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

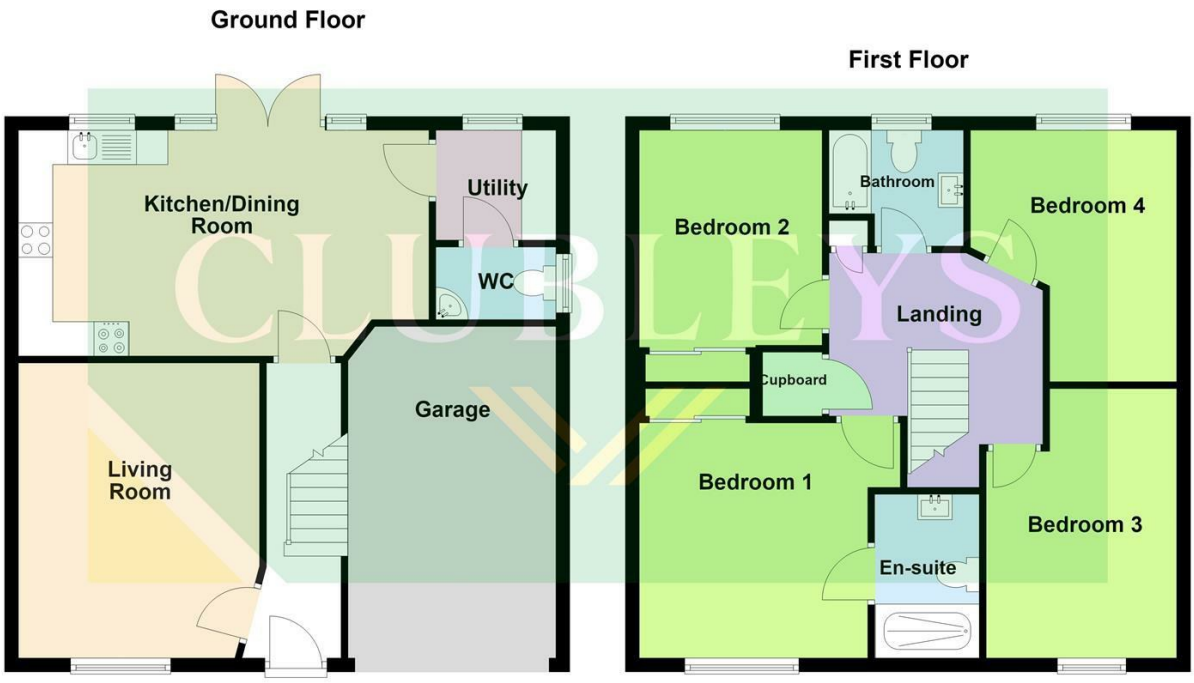
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains water, drainage and electricity are connected to the property.

rightmove ZOOPLA



Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

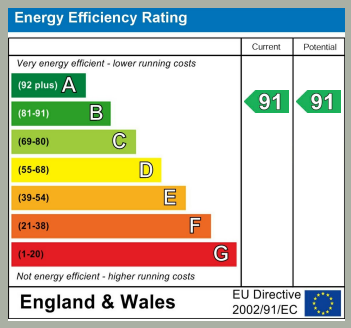
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES
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.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.