

4 St Paul's Drive, Tickton, HU17 9RN



Price £239,950

No Forward Chain

This highly desirable and deceptive home consists of an extended 5 bedroom detached house situated in this highly regarded village that lies just East of Beverley. The location offers excellent access to the many amenities within Beverley itself together with the local commuter infrastructure. The property offers spacious living accommodation which benefits from oil central heating and PVCu double glazing. It is laid over 2 floors comprising, in brief, of entrance porch, entrance hall, stairs to first floor, WC, living room, dining room, dining kitchen, utility, first floor landing that gives access to master bedroom with en-suite, 4 further bedrooms and main family bathroom with 4 piece suite. The property sits within a generous plot offering large driveway to front that leads to a double garage and large side and rear gardens predominantly laid to lawn with patio areas, borders, mature shrubs, shed, summerhouse and all set within hedged perimeters.



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4 St Pauls Drive Draft Details

Entrance Porch

PVCu entrance door, door to:

Entrance Hall

Stairs to first floor, radiator, telephone point.

WC

Low flush WC, radiator, wash hand basin, tiled splash-backs, extractor fan.

Living Room

5.62m (18'5) x 2.57m (11'9)

Triple aspect with PVCu double glazed window to front & side, double glazed patio doors to rear opening to side garden, ceiling coving, 2 radiators, folding doors to dining room.

Dining Room

4.95m (16'3) x 3.00m (9'10)

Ceiling coving, 2 radiators, 2 PVCu double glazed window to side.

Kitchen/Diner

6.28m (20'8) max 3.09m (10'2) min x 5.62m (18'5) max 2.67m (8'9) min

Fitted with a range of base and wall mounted units incorporating roll edged worktops, tiled surrounds, stainless steel sink, 2 radiators, ceiling coving, PVCu window to front and side, patio doors to garden.



Utility Room

1.70m (5'7) x 1.47m (4'10)

Fitted with wall and base mounted units, tiled splash-backs, plumbing for automatic washing machine, radiator, ceiling coving, door to garden.

First Floor Landing

Loft access, radiator, ceiling coving, airing cupboard, PVCu window to rear.

Master Bedroom

4.42m (14'6) x 3.12m (10'3)

Loft access, ceiling coving, radiator, range of fitted wardrobes, PVCu windows to side and rear.



En-Suite

3 piece suite comprising panelled bath, pedestal wash hand basin, low flush WC, tiled surrounds, PVCu window to front.

Bedroom 2

4.26m (14') to fitted wardrobes x 3.00m (9'10)

Ceiling coving, range of fitted wardrobes, radiator, wash hand basin with cupboard under, PVCu double glazed window to front.



AGENTS NOTE

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures, fittings and other items are not included unless specifically described.

All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.

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Bedroom 3

3.57m (11'9) x 3.45m (11'4)

Range of fitted wardrobes, ceiling coving, PVCu windows to front and side.



Location and Directions

Tickton is a popular and thriving village community which lies just east of Beverley and benefits from a local village shop and pub together with a local school. It is a convenient base for access to the many amenities contained within Beverley itself and also the major local roads. Leave Beverley along the A1035 for Tickton, proceeding into the village along Main Street. Take the first left into St Paul's Drive then bear left where number 4 can be found on the left-hand side identified by our 'For Sale' board.

Bedroom 4

3.54m (11'8) x 2.06m (6'9)

Ceiling coving, range of fitted wardrobes, radiator, PVCu window to rear.

Bedroom 5

3.09m (10'2) x 2.36m (7'9)

Ceiling coving, radiator, PVCu window to rear & fitted wardrobes.

Bathroom

4 piece suite comprising panelled bath, low flush WC, pedestal wash hand basin, shower cubicle, fully tiled, radiator, extractor fan.

Outside

The property sits within a generous plot offering ample parking via the front driveway which leads to a double garage with water point, power laid-on and up and over door. To the side and rear is a large garden laid to lawn with patio area, borders, mature shrubs, small shed, summer house, all set within hedged perimeters.



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