



93 Keldgate
Beverley, East Yorkshire HU17 8HU
£245,000

WP WOOLLEY
& PARKS

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A BEAUTIFULLY PRESENTED MODERN TOWNHOUSE IN A CONVENIENT CENTRAL LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Presented to the very highest of standards throughout, this luxuriously appointed town house is certainly worth a closer look! Being handily positioned within a short walking distance of the town centre and it's many amenities, the property is ideal for anyone seeking the convenience and lifestyle afforded by central Beverley, with the added and rarely available benefit of allocated parking for two vehicles. The accommodation offers Entrance Lobby, a spacious Living Room, quality fitted Dining Kitchen and a downstairs WC, with three Bedrooms and a Bathroom upstairs. Two of the bedrooms are doubles, both with fitted wardrobes and the third, single room, has been extensively fitted and used as a dressing room. A rear courtyard garden enjoys a sunny, south facing aspect, with a substantial storage shed. An ideal first home, downsize, investment or pied-a-terre!

Entrance Hall 4'7" x 4'3" (1.40m x 1.30m)

A modern composite entrance door, with double glazed panel detail, opens to a lobby space with ceiling coving, radiator and stairs rising to the first floor.

Living Room 16'0" x 11'2" (4.88m x 3.40m)

A spacious reception room features twin double glazed windows to the front elevation, ceiling coving, radiator, TV point, telephone/internet points and a beautiful fireplace with granite hearth and back, and decorative mantelpiece surround.

Dining Kitchen 14'8" x 9'1" (4.47m x 2.77m)

A beautifully fitted kitchen features a high specification finish, with a comprehensive range of base, wall and drawer units in a white high-gloss laminate with contrasting granite work tops and upstands, inset porcelain sink and splash back tiling. Integrated appliances include an electric double oven/grill, electric induction hob with extractor cowl above, washer dryer, freezer and dishwasher, with a tall recess to accommodate a freestanding fridge freezer. With a stylish vertical column radiator, oak effect Karndean flooring, double glazed window with fitted blinds and double glazed panel door to the rear elevation.

Downstairs WC 5'10" x 3'1" (1.78m x 0.94m)

A white suite comprises WC and vanity hand basin with splash back tiling. Tiled flooring, extractor fan and chrome towel radiator.

Landing

With ceiling coving, loft hatch and a built in cupboard housing the gas central heating boiler.

Bedroom One 14'9" max x 12'3" max (4.50m max x 3.73m max)

A generously proportioned room features twin double glazed windows, ceiling coving, TV point, radiator and modern fitted wardrobes.

Bedroom Two 9'3" x 9'0" (2.82m x 2.74m)

A second double room, with ceiling coving, radiator, fitted wardrobes, TV point and a double glazed window.

Bedroom Three 9'3" x 5'6" (2.82m x 1.68m)

Used as a dressing room, with fitted wardrobes, radiator, ceiling coving and a double glazed window.

Bathroom 6'5" x 5'5" (1.96m x 1.65m)

A modern white suite comprises a panelled bath with shower over and glass screen, vanity wash basin and WC with fitted cabinet and concealed cistern. Travertine wall tiling, floor tiling, chrome towel radiator, mirrored vanity cabinet with inset lighting and extractor fan.

Rear Courtyard Garden

The rear garden is landscaped for ease of maintenance, with attractive stone paving, a substantial storage shed and perimeter fencing with gated access.

Parking

Located to the rear of the property, with allocated space for two vehicles side-by-side.

Services

The property is understood to be connected to all mains services.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

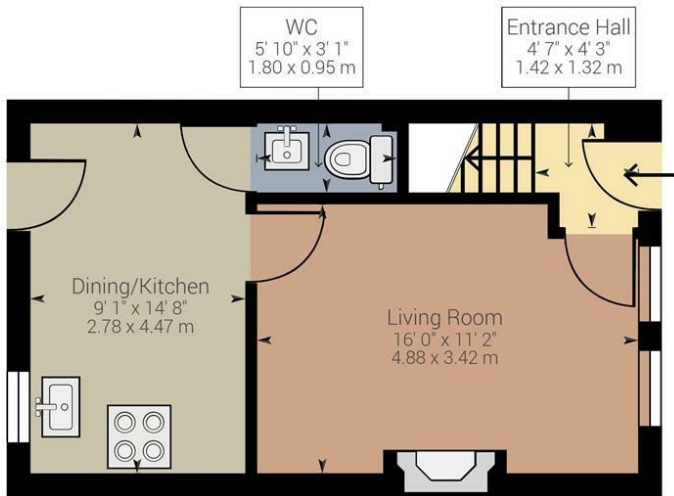
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

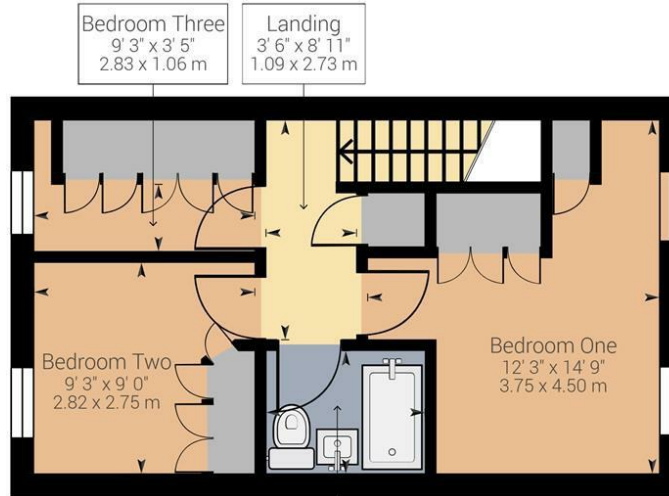
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.





Ground Floor

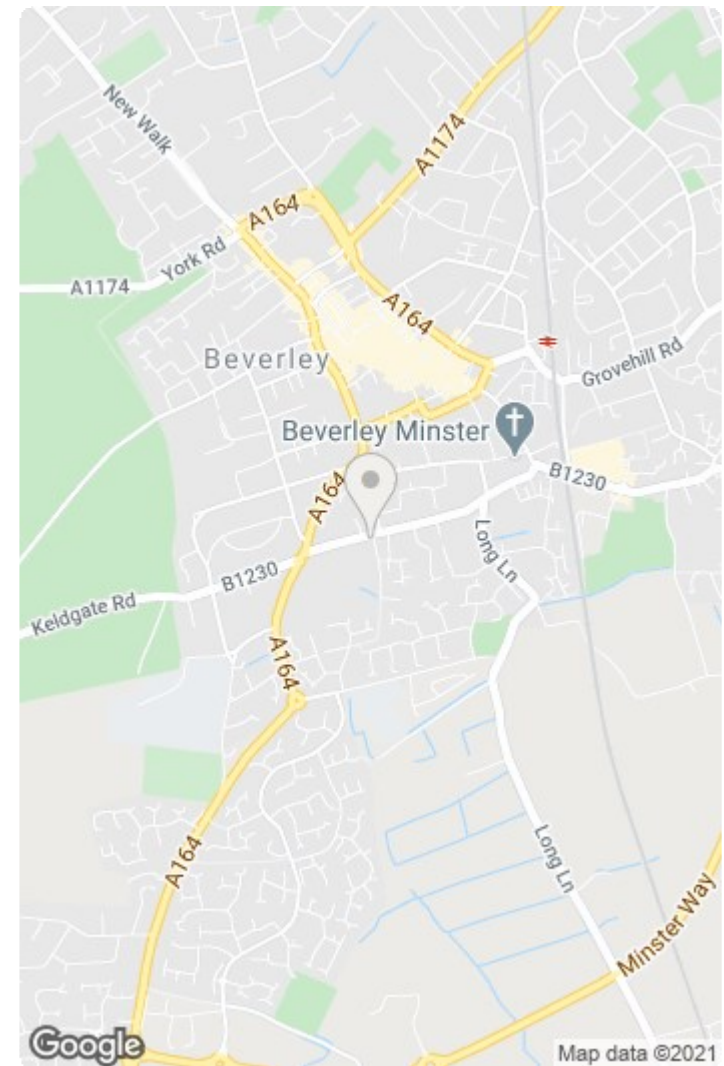


1st Floor

Approximate net internal area: 713.59 ft² / 66.29 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

