



102 Wellington Road
Beverley, East Yorkshire HU17 9JH
Offers over £165,000

WP WOOLLEY
& PARKS

102 Wellington Road, Beverley, East Yorkshire HU17 9JH

AN ATTRACTIVELY PRESENTED HOME IN A HIGHLY CONVENIENT LOCATION - IDEAL INVESTMENT OR FIRST PURCHASE 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

This well presented and meticulously maintained terrace property could be the perfect first home, upsize or investment purchase, being conveniently situated within easy walking distance of the town centre and all of its amenities. The accommodation briefly comprises Entrance Lobby, Lounge, Dining Kitchen, Rear Lobby and a Bathroom to the ground floor, with THREE DOUBLE BEDROOMS to the first floor, with gas central heating and double glazing throughout. Externally, there is off street parking for two vehicles in front of the house, and a low maintenance courtyard to the rear.

Entrance Hall

A uPVC double glazed panel door opens to an entrance lobby, with oak effect laminate flooring, radiator and stairs rising to the first floor.

Lounge 13'8" x 13'0" (4.17m x 3.96m)

A generous reception room features a double glazed window to the front elevation, stylish vertical radiator, TV/telephone/internet points and a living flame gas fire set within a granite composite hearth and back, with oak effect mantelpiece surround.

Dining Kitchen 16'5" x 8'5" (5.00m x 2.57m)

Comprehensively fitted with a modern range of base, wall and drawer units in a beech-effect laminate finish, with granite effect rolled edge worktops, stainless steel sink unit and splash back tiling. There are recesses to accommodate freestanding appliances and ample room to accommodate a dining table. With laminate flooring, radiator, double glazed window to the rear elevation and a generous storage cupboard below the staircase.

Rear Lobby 5'11" x 3'6" (1.80m x 1.07m)

With laminate flooring, built-in cupboard and a double glazed panel external door.

Bathroom 7'10" x 5'5" (2.39m x 1.65m)

A modern white suite comprises of a panelled bath with mixer shower attachment and glass side screen, wall mounted wash basin and a WC. With attractive wall and floor tiling, chrome towel radiator, extractor fan, mirrored vanity cabinet and a double glazed window.

First Floor Landing

With loft access hatch off.

Bedroom One 14'11" x 9'3" (4.55m x 2.82m)

A very generously proportioned double room, featuring two double glazed windows to the front elevation, a stylish vertical radiator and fitted hanging rail and shelving to alcove.

Bedroom Two 13'1" x 8'8" (3.99m x 2.64m)

Another very good double room with radiator, gas central heating boiler and a double glazed window to the rear elevation.

Bedroom Three 9'8" x 7'6" (2.95m x 2.29m)

Also a comfortable double room, with radiator and a double glazed window.

External

To the front of the property is a block paved forecourt providing off street parking for two vehicles.

Rear Courtyard

A low maintenance courtyard with good perimeter fencing and gated pedestrian access.

Services

It is understood that the property is 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).

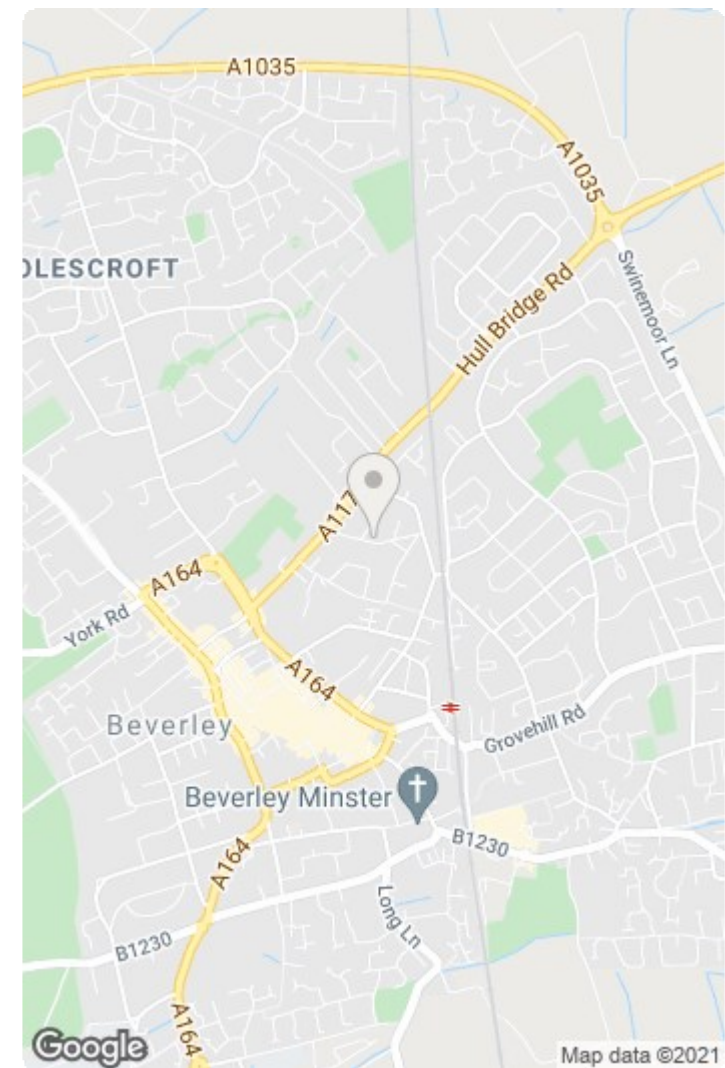
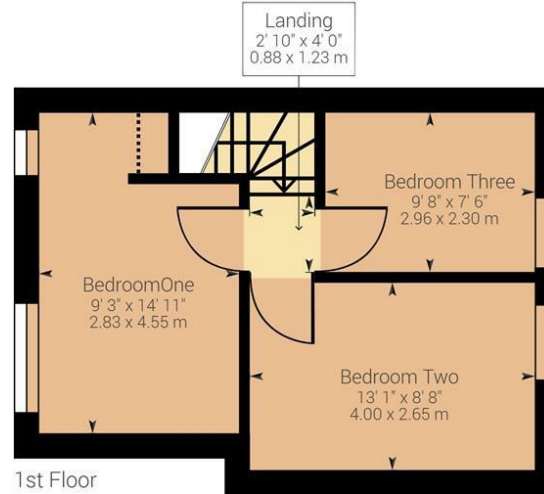
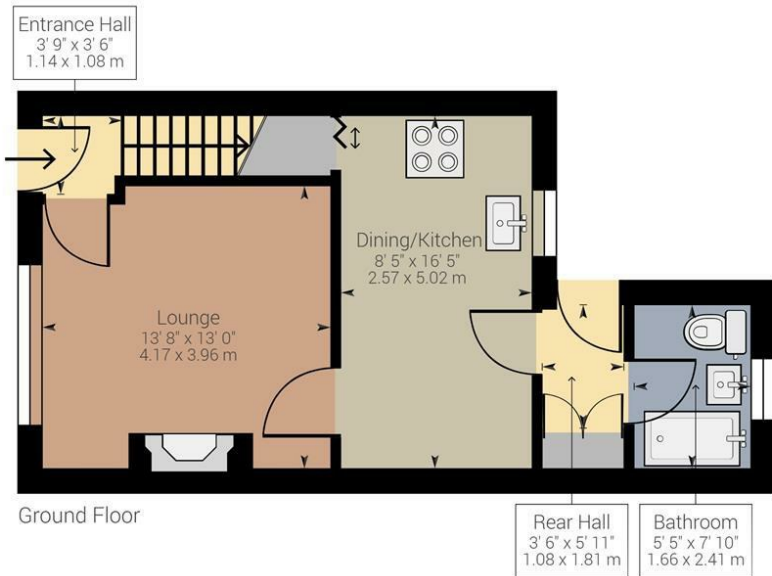
New Viewing Protocols

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.





Approximate net internal area: 769.71 ft² / 71.51 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			85
(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	

