



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **7 Shopeth Way, Beverley, Yorkshire HU17 0TJ** **Offers in excess of £145,000**

**ATTENTION FIRST TIME BUYERS - QUIET VILLAGE LOCATION CLOSE TO BEVERLEY - TWO DOUBLE BEDROOMS - OFF STREET PARKING AND GENEROUS REAR GARDEN**

Symonds and Greenham are delighted to bring to the market this charming two bedroom semi detached home. Situated in Woodmansey this property finds itself a short drive to both Hull and Beverley, local amenities, supermarkets, pubs and restaurants. Inside the property immediately feels homely, the open plan lounge diner coupled with the rear conservatory creates an abundance of living space rarely found in a two bed property. Upstairs offers two generous bedrooms and a family bathroom, whilst there is the added practicality of a downstairs WC. The property also benefits from off street parking in the form of a side drive and a garage, the rear garden wraps around to create a wonderful space, mainly laid to lawn with areas of paving.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### PORCH

with door to the...

### ENTRANCE HALL

with stairs to the first floor and door to the...

### LOUNGE/DINER

12'10 max x 21'10 max (3.91m max x 6.65m max )

with a brilliant feature electric fire place and sliding doors to the conservatory and door to the...



### KITCHEN

9'0 max x 10'11 max (2.74m max x 3.33m max )

with a range of eye level and base level units with complementing work surfaces, space for a fridge-freezer, electric oven, gas hobs with overhead extractor fan, plumbing for washing machine, sink and drainer unit, pantry and door to the...



### REAR PORCH

with door to the rear garden and door to the...

### DOWNSTAIRS WC

with low level WC, pedestal hand basin and tiled from floor to ceiling



### CONSERVATORY

9'11 max x 7'4 max (3.02m max x 2.24m max )

with sliding doors to the rear garden



## FIRST FLOOR

### LANDING

with doors to both bedrooms, and door to the...

### BATHROOM

5'10 max x 6'7 max (1.78m max x 2.01m max )

with low level WC, vanity hand basin unit, panelled bath with overhead shower attachment, heated towel rail and tiled from floor to ceiling.



### MASTER BEDROOM

16'6 max x 12'0 max (5.03m max x 3.66m max )  
with storage cupboard



### BEDROOM 2

9'11 max x 10'1 max (3.02m max x 3.07m max )  
with fitted wardrobe



### OUTSIDE

The front of the property is laid to gravel with a small brick wall to the boundary. There is a side drive and dropped kerb to the front leading to the garage providing off street parking for a number of vehicles. The rear garden is quite the sun trap. It is mainly laid to lawn and enclosed by timber fencing with a block paved patio area and shed for external storage. The rear garden is mainly laid to lawn



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

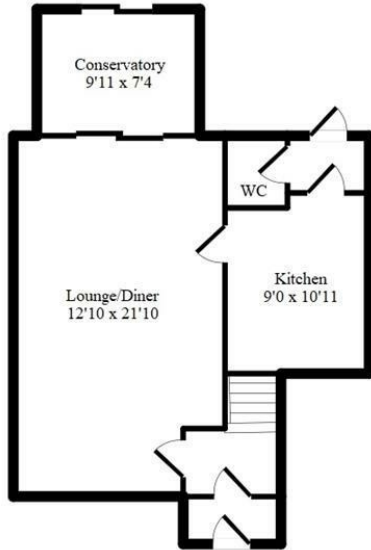
### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

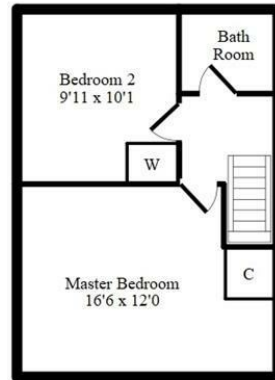
### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.





**Ground Floor**



**First Floor**



Energy Efficiency Rating	
Current	Potential
	86
70	

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **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 <sub>2</sub> ) Rating	
Current	Potential
	87
69	

Very environmentally friendly - lower CO<sub>2</sub> emissions

(02 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC