



27 New Walkergate
Beverley, East Yorkshire HU17 9EH
Offers over £220,000

WP WOOLLEY
& PARKS

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A HIGHLY DESIRABLE GRADE II LISTED PROPERTY IN A PRIME CENTRAL BEVERLEY LOCATION 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Offered to the market with NO ONWARD CHAIN, this wonderful end terrace home has charm and character in abundance! Naturally light and neutrally decorated, the deceptively spacious accommodation is arranged over three floors and briefly comprises Entrance Vestibule, Hallway, WC, Lounge, Dining Room, Breakfast Kitchen and Conservatory to the ground floor, Three Bedrooms with fitted wardrobes and a Bathroom to the first floor, and an impressive Principal Bedroom to the second floor. Outside there is a very pleasant, low maintenance garden with brick-built potting shed at the rear. The property is conveniently situated for access to the wide and varied range of amenities offered by the town centre.

Entrance Vestibule 5'1" x 3'3" (1.55m x 0.99m)

Naturally light and inviting, accessed via a painted timber external door with glazed panel detail to front elevation. Attractive tiled floor, dado rail and coved ceiling.

Hallway 10'3" x 3'3" widens (3.12m x 0.99m widens)

An internal door with leaded glass detail opens into a hallway with wood flooring, dado rail, coved ceiling, radiator and stairs to the first floor.

Downstairs WC

Located below the staircase, with WC and double glazed window to the side elevation.

Dining Room 9'6" x 8'8" (2.90m x 2.64m)

With coved ceiling, dado rail, radiator and under stairs cupboard.

Lounge 11'10" x 11'8" (3.61m x 3.56m)

A light and spacious reception room features a single glazed sash window to front elevation, electric fire with wooden surround creating a superb focal point to the room, dado rail, coved ceiling and open archway access from the Dining Room.

Breakfast Kitchen 20'10" x 5'11" (6.35m x 1.80m)

Featuring a comprehensive fitment of wall, base and drawer units in a cream Shaker finish, with contrasting roll top work surfaces and splash back tiling, inset sink with drainer and mixer tap over, integral electric oven complete with electric hob and canopied extractor hood, with further space and plumbing for washing machine and dishwasher. With radiator, double glazed window to side & rear elevation and double glazed French doors opening from a breakfast area onto the rear garden.

Conservatory 8'1" x 6'4" (2.46m x 1.93m)

With radiator, wall mounted gas central heating boiler, attractive patterned flooring and double glazed French doors opening onto the garden.

First Floor Landing

With double glazed window to the rear elevation over the staircase, coved ceiling and enclosed staircase to the second floor.

Bedroom Two 11'11" x 10'3" (3.63m x 3.12m)

A generous double bedroom with a single

glazed sash window to the front elevation offering views of St Mary's church, plus fitted wardrobes, coved ceiling and a radiator.

Bedroom Three 12'2" x 8'1" (3.71m x 2.46m)

Another pleasantly sized double bedroom, again with a single glazed sash window to the front elevation, coved ceiling, airing cupboard, radiator and a further cupboard which has previously housed a shower cubicle with tiled surround and extractor fan. The shower tray remains but the shower itself has been decommissioned.

Bedroom Four 8'10" x 8'8" (2.69m x 2.64m)

Also a double bedroom, with double glazed window to rear elevation, fitted wardrobes, coved ceiling and radiator.

Bathroom 8'6" x 4'5" (2.59m x 1.35m)

A white suite comprises of a panelled bath with shower over and glass side screen, pedestal wash basin and a WC, with full wall tiling, radiator, ceiling coving and a double glazed window.

Second Floor - Bedroom One 20'6" max x 20'1" max (6.25m max x 6.12m max)

An impressively proportioned room, albeit with partially restricted head-height, featuring a double glazed window to side elevation, eaves storage access, loft access and radiator.

External

The property fronts a pavement, with parking bays off the road for which residents can obtain a permit at a very reasonable cost (circa £30-£40 per annum). Gated pedestrian access leads through a covered passageway to the rear garden.

Rear Garden

A pretty, enclosed courtyard garden features an expansive paved patio area, providing a great place to entertain, with a low maintenance gravelled garden providing mature planted shrubbery and a brick-built potting shed. With part walled and part fenced perimeters.

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

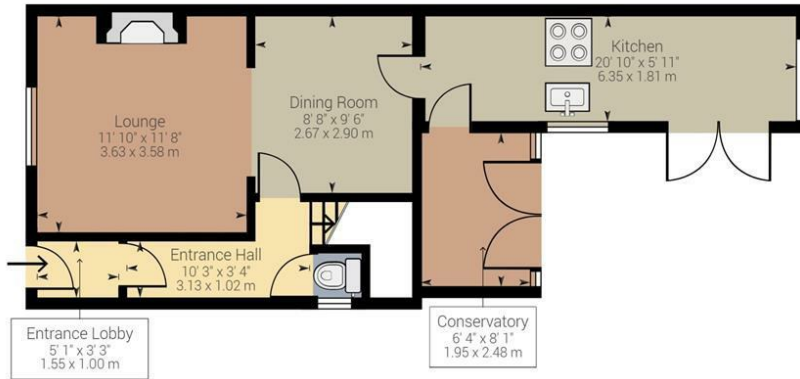
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own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

Disclaimer:

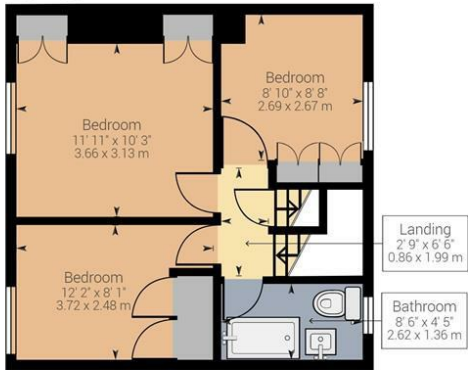
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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

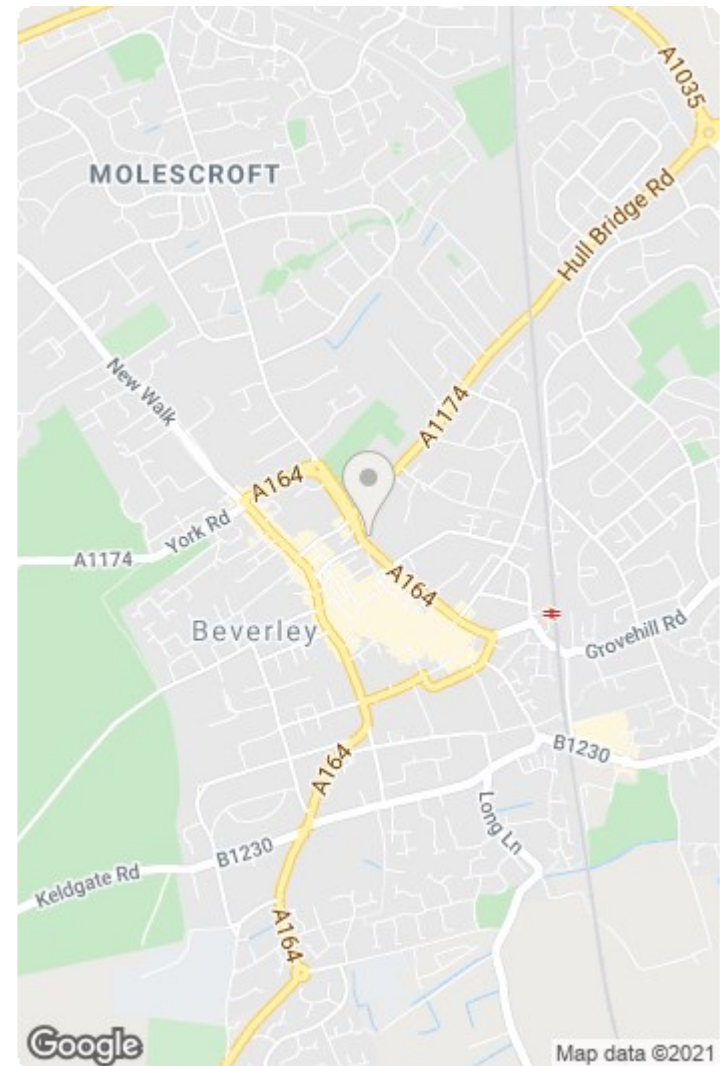


2nd Floor



Approximate net internal area: 1271.95 ft² / 118.17 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		79
		46	

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		

