



**9c Eden Close,
Beverley, East Yorkshire HU17 7HE**
Offers over £210,000

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& PARKS

****UPDATED AND MODERNISED HOME IN A PREMIUM LOCATION****

This attractive end terraced property has been beautifully transformed by the current owner. Each room is sympathetic in design with an impressive modern décor and quality fixtures evident throughout. Having been renovated to an excellent standard with recently installed kitchen, bathroom and carpets plus updated electrics and gas combination boiler. Naturally light and inviting with formal entrance hall, separate lounge, open plan kitchen and dining area all to the ground floor with three bedrooms and family bathroom to the first. Externally the property enjoys an enclosed rear garden, private drive and single garage for ample off street parking. Located within the desirable Molescroft area this home enjoys a variety of amenities on the door step plus well regarded primary schools, transport links and The Beverley Westwood pastures. Offered to the open market with the added advantage of no onward chain, we strongly recommend early viewings to avoid disappointment.



Entrance Hall 4'7" x 5'6" (1.42m x 1.68m)
Warm and inviting entrance hall with double glazed external door to front elevation, straight flight staircase leads to first floor accommodation with fitted carpets laid throughout.

Lounge 13'8" x 14'5" (4.18m x 4.4m)
Beautifully presented lounge with double glazed box bay window to front elevation, attractive fitted coving, central heating radiator, television point and fitted carpets.

Dining Area 9'8" x 7'11" (2.95m x 2.42m)
Open plan dining area with double glazed French doors to rear elevation offering open garden views, attractive fitted coving, stylish flooring and modern vertical radiator.

Kitchen 9'8" x 7'8" (2.95m x 2.36m)
Quality fitted kitchen offering a wide range of wall, base and drawer units in a gloss finish with contrasting work surfaces and tiled splash backs, inset single bowl sink unit with drainer and mixer tap over, fitted extractor hood with free standing oven included plus further space and plumbing for free standing appliances, walk in pantry, double glazed window to rear elevation with LED spot lighting, double glazed external door to side elevation and wall mounted gas combination boiler.

First Floor Landing
Double glazed window to side elevation, access to loft space and fitted carpets.

Main Bedroom 11'9" x 11'1" (3.59m x 3.39m)
Good sized double bedroom with double glazed window to front elevation, built in wardrobes to one wall, central heating radiator and fitted carpets.

Bedroom Two 9'11" x 9'9" (3.03m x 2.98m)
A further good sized double bedroom with double

glazed window to rear elevation, built in wardrobes, attractive coving, fitted carpets and central heating radiator.

Bedroom Three 7'8" x 7'1" (2.34m x 2.18m)
Spacious single bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

Family Shower Room 7'1" x 5'4" (2.18m x 1.65m)
Modern and stylish shower room fitted with a full tiled double length shower cubicle complete with full glass screen, drench shower head and separate shower attachment, pedestal wash basin and low flush w/c, partially tiled walls, wall mounted brushed chrome towel rail, double glazed window to rear elevation and wood effect laid flooring.

External
Enclosed garden to the rear of the property having been mainly laid to lawn with timber fenced surround, elevated gravel borders and gated side access.

Garage and Drive
Single garage to the side of the property with up and over door, power supply and light plus personal door to side elevation. Garage electrics were also updated recently with a separate consumer unit in place. Single garage is accessed via private drive offering ample off street parking.

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.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

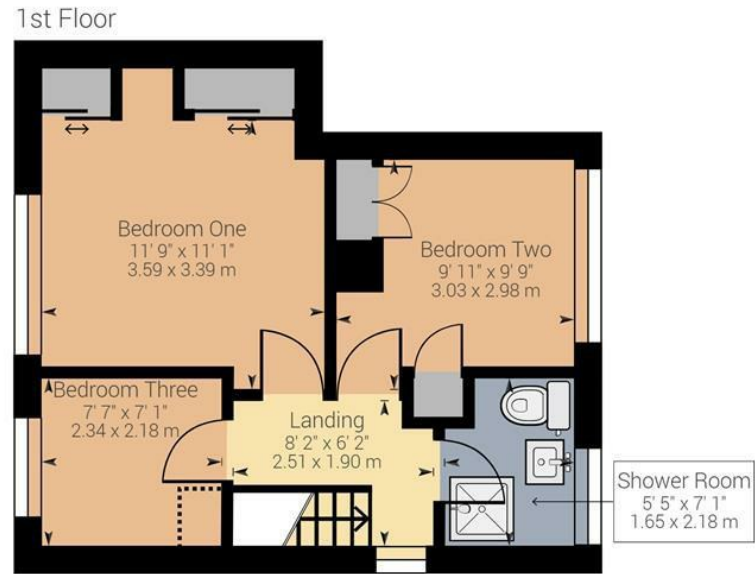
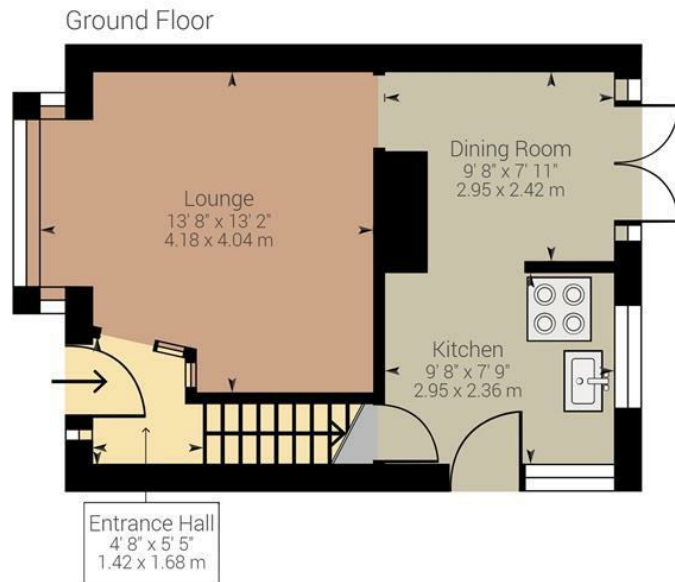
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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.

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).







Approximate net internal area: 736.91 ft² / 68.46 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Worst
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC