



**49 Northfield Road,
Beverley, East Yorkshire HU17 7HW**
Offers over £350,000

W&P WOOLLEY
& PARKS

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HURRY TO VIEW THIS WONDERFUL DETACHED FAMILY HOME WITH NO ONWARD CHAIN 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7***

Occupying an enviable position, on a wonderful garden plot in one of the town's most desirable family locations, this attractive detached home is sure to tick the boxes for a wide range of buyers! Having been meticulously maintained over the years, the property is presented in excellent condition, whilst offering scope for a degree of modernisation. A generously proportioned layout of accommodation briefly comprises Entrance Porch, Hallway, impressive through Lounge/Diner, modernised Kitchen with Utility Room and a Shower Room to the ground floor, whilst upstairs there are FOUR spacious Bedrooms, a modern Bathroom and separate WC. Outside there is ample driveway parking in front of an integral Garage, with wonderfully mature gardens to both the front and the sunny, south-facing rear. Interested parties are encouraged to ACT QUICKLY to secure this appealing home!

Entrance Porch 5'7" x 4'4" (1.70m x 1.32m)

A glazed panel door opens to a useful porch area, with tiled flooring and large double glazed window to the front elevation.

Hallway 16'6" x 5'10" (5.03m x 1.78m)

A painted timber door, with glazed panelling, opens into a welcoming hallway, with ceiling coving, radiator and staircase leading off with storage cupboard below.

Living Room 24'2" x 12'1" (7.37m x 3.68m)

An extremely spacious through lounge/diner, enjoying a dual aspect via double glazed window to the front elevation and double glazed sliding patio doors to the rear. With ceiling coving, two radiators, TV point and a living flame gas fire set within a granite composite hearth and back with matching mantelpiece surround, creating a most appealing focal point.

Kitchen 14'1" x 7'5" (4.29m x 2.26m)

Comprehensively fitted with a modern range of base, wall and drawer units in a cream, high-gloss laminate finish, with wood-effect rolled edge worktops with matching up-stands and a composite 'FRANKE' sink unit. Integrated NEFF gas hob and NEFF electric oven, radiator, floor tiling, ceiling coving and a double glazed window overlooking the rear garden.

Utility 8'1" x 5'4" (2.46m x 1.63m)

A most useful facility, with tiled flooring, plumbing for washing machine and dishwasher, single glazed window to the side elevation and a uPVC double glazed panel door to the rear garden.

Shower Room 8'10" max x 7'11" max (2.69m max x 2.41m max)

A white suite comprises of a walk-in shower enclosure, vanity wash basin with cabinet below and a WC, with attractive floor and wall tiling, extractor fan, electric heater and a single glazed window.

First Floor Landing 9'2" x 5'5" (2.79m x 1.65m)

With radiator and a loft access hatch.

Bedroom One 12'6" x 12'2" (3.81m x 3.71m)

A generous double room with radiator, TV aerial cable, built-in wardrobe and a double glazed window to the front elevation.

Bedroom Two 11'11" x 10'9" (3.63m x 3.28m)

Another good double room with radiator, built-in wardrobe, additional fitted wardrobe with dressing table, and a double glazed window to the front elevation.

Bedroom Three 11'9" x 9'2" (3.58m x 2.79m)

Another good double room with ceiling coving, radiator and a double glazed window to the rear elevation.

Bedroom Four 10'0" x 7'10" (3.05m x 2.39m)

A comfortable single room with radiator, built-in wardrobe and airing cupboard, and a double glazed window to the rear elevation.

Bathroom 6'0" x 5'11" (1.83m x 1.80m)

A modern white suite comprises of a panelled bath with mixer shower attachment and a vanity wash basin with cabinet below. With full wall and floor tiling, chrome towel radiator, ceiling coving and a double glazed window.

WC 6'0" x 2'8" (1.83m x 0.81m)

White WC and a double glazed window.

External

The property boasts undeniable 'kerb appeal', with an attractive front garden featuring a central lawn with well stocked borders, alongside a generous block paved driveway which can accommodate several vehicles on approach to the garage, and a further well stocked shrub border to the right hand side.

Garage 16'6" max x 14'4" (5.03m max x 4.37m)

The double garage offers ample space, even though some has been borrowed to accommodate the ground floor shower room. With an up and over door from the driveway, electric lighting and power sockets, wall mounted gas central heating boiler, personnel door to the side and a window.

Garden

With limited knowledge of flora and fauna it is impossible to do justice to this wonderful garden, which has clearly been a labour of love for the current owner. An expanse of lawn is surrounded with well stocked borders hosting a wide array of shrubs and perennials, whilst a paved patio terrace immediately behind the house offers great space in which to sit and relax or dine 'al-fresco'. There is a small pond with pump and filter, as well as a greenhouse, external water supply.

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

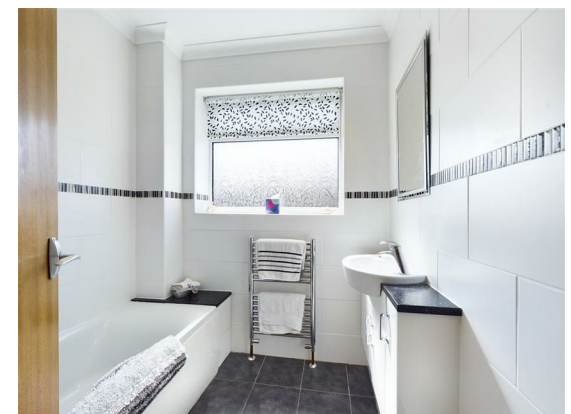
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own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

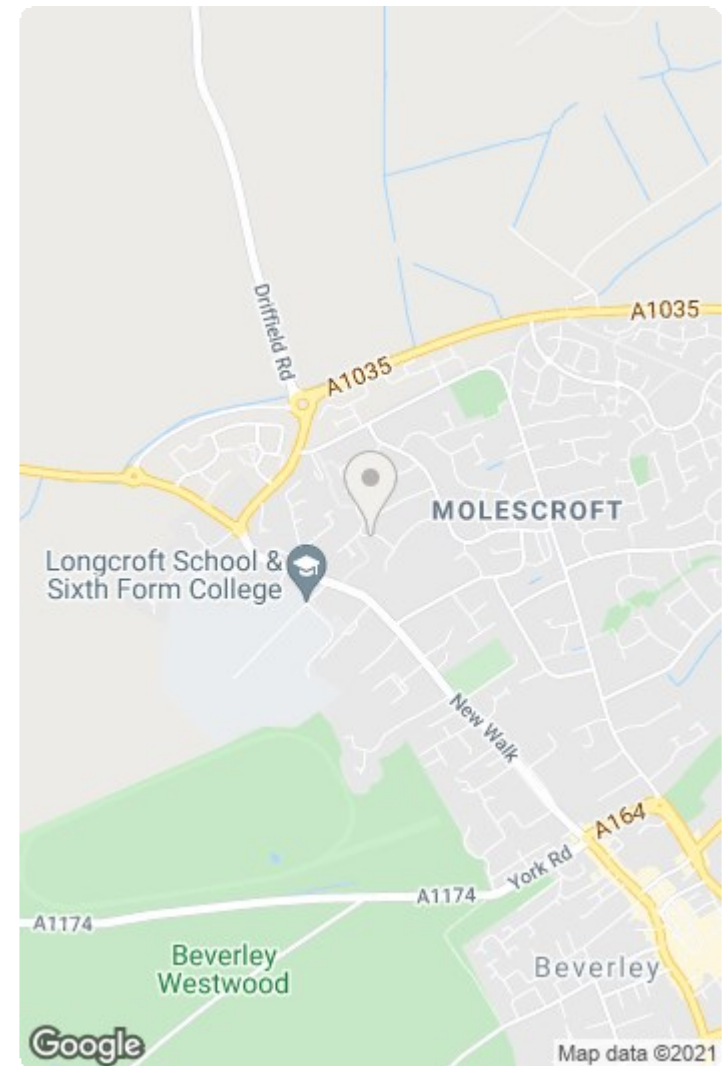
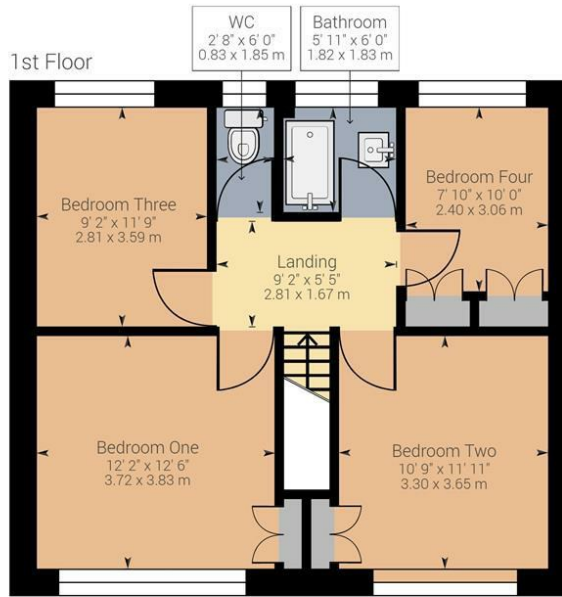
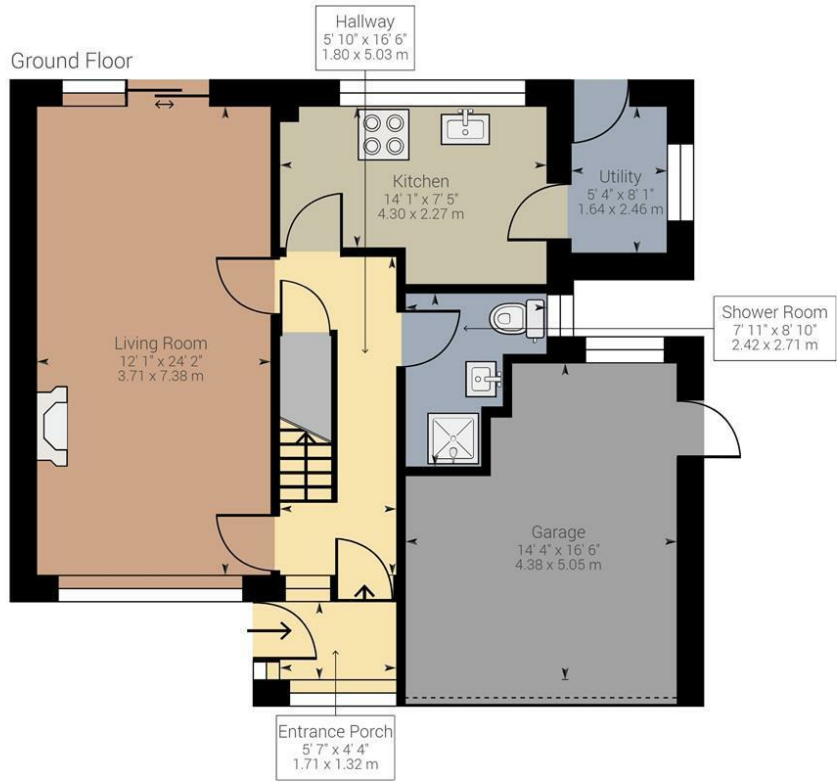
Disclaimer:

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.

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.





Approximate net internal area: 1266.05 ft² (1478.36 ft²) / 117.62 m² (137.34 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 | 64 | 78 |

| 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 | | |

