



8 Park View
Routh, Beverley, East Yorkshire HU17 9SW
Offers over £220,000

WP WOOLLEY
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*** IDEAL FAMILY HOME ***
** VIRTUAL TOUR AVAILABLE **

This smartly presented three bedroom semi-detached property could be the ideal family home. Boasting open views to the rear, versatile living and space in abundance, this is one not to miss!

Briefly comprising porch, entrance hall, lounge, dining room, kitchen, conservatory and w/c to the ground floor, whilst to the first floor, three generously proportioned bedrooms and a family bathroom. Occupying a more than generous plot with off street parking and attractive gardens.

Arrange your viewing today!



Porch

A double glazed door opens to the porch and provides access into Entrance Hall.

Entrance Hall 15'3" x 4'5" (4.66 x 1.37m)

A spacious entrance hall with telephone point, useful under stairs cupboard, double glazed window to side elevation, and fitted carpets.

Lounge 15'3" x 13'2" (4.65 x 4.02m)

A front facing reception room of generous proportions with bay double glazed window to front elevation, solid fuel back boiler fireplace with wooden surround, fitted carpets, television and telephone points and radiator.

Cloakroom/WC 4'11" x 2'10" (1.51 x 0.87m)

Comprising low flush WC, wall mounted wash hand basin, radiator and double glazed window to rear elevation.

Dining Room 13'8" x 13'3" (4.19 x 4.04m)

A versatile reception room with fitted carpets and radiator, wall and pendant lights, double glazed sliding doors giving access into conservatory.

Kitchen 10'6" x 9'3" (3.21 x 2.84m)

A modern kitchen with wall and base units and contrasting wood effect laminate work surfaces, inset one and a half bowl sink and drainer with mixer tap over. Free standing five ring range cooker and double oven with extractor hood over, space and plumbing for free standing appliances. Decorative splash-back tiling throughout, wood effect laminate flooring, double glazed window to rear elevation and upvc door to side elevation providing access to rear garden.

Conservatory 9'5" x 11'11" (2.89 x 3.65m)

A fantastic edition to the living space, this conservatory comprises a television point and overlooks the rear garden and open views.

Landing 8'3" x 9'4" (2.54 x 2.86m)

A grand landing with double glazed window to side elevation, useful storage cupboard housing immersion tank, fitted carpets and access into part boarded loft space with power and lighting.

Bedroom One 15'1" x 11'4" (4.60 x 3.47m)

A generous double room with double glazed window to front elevation, ample space for free standing furniture and fitted carpets.

Bedroom Two 10'8" x 11'4" (3.27 x 3.47m)

Another double room with double glazed window to rear elevation overlooking open fields, radiator and fitted carpets.

Bedroom Three 9'11" x 9'4" (3.03 x 2.87m)

Good sized room with double glazed window to front elevation, radiator and fitted carpets.

Bathroom 7'3" x 9'3" (2.23 x 2.84m)

Modern three piece suite with panelled p shaped bath with shower over and glass shower screen, wash hand basin with chrome mixer tap over inset in vanity unit, low flush WC. Attractive decorative half height tiling, and full height to splash back areas, shaving point, radiator, wood effect laminate flooring and double glazed window to rear elevation.

External

A driveway provides off road parking for several vehicles and presents access to the gated rear garden. The front garden is well maintained and is mainly laid to lawn with planted borders. To the rear is an enclosed garden, overlooking open views which is also mainly laid to lawn with a separate patio area, ideal for al fresco dining.

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

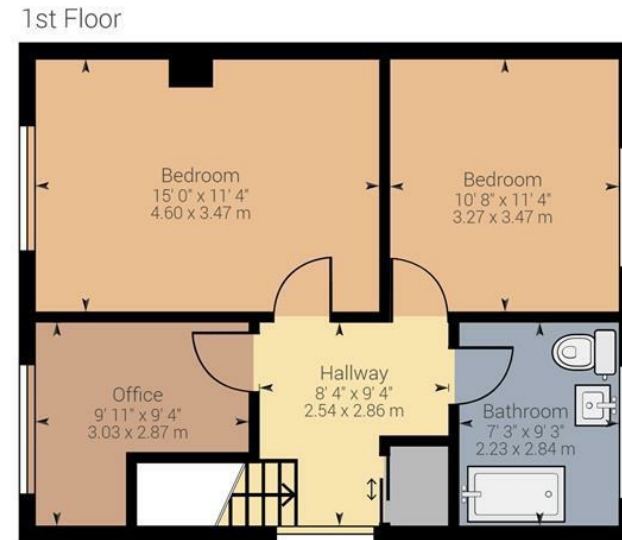
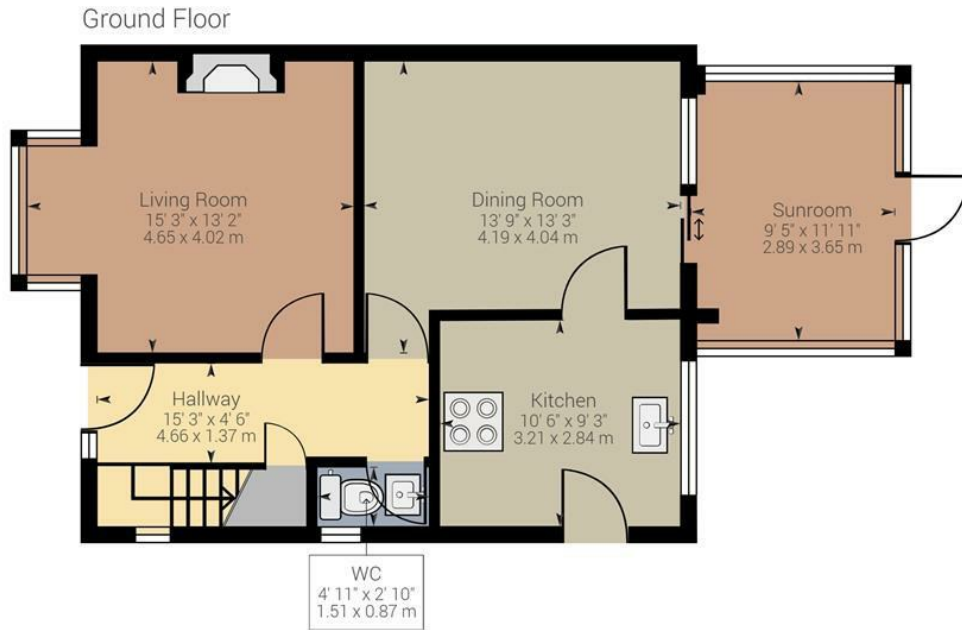
In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own 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).







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	Least
92-100 A		10-15 A	
81-91 B		16-20 B	
69-80 C		21-25 C	
55-68 D		26-30 D	
44-54 E		31-35 E	
35-43 F		36-40 F	
2-34 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