



**2 George Street,  
Beverley, East Yorkshire HU17 0AP**  
**Offers over £190,000**

**WP** WOOLLEY  
& PARKS



## 2 George Street,, Beverley, East Yorkshire HU17 0AP

\*\*\*AN EXCEPTIONALLY WELL PRESENTED HOME IN A HIGHLY CONVENIENT CENTRAL LOCATION\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7\*\*\*

Situated in a prime central location, within a couple of minutes walking distance of the railway station and handily placed for the many amenities of the town centre, this attractive mid-terrace home is certainly worthy of a closer inspection. Presented to the highest of standards, the property is sure to appeal to a wide range of buyers, be it as a first home, investment purchase, down-size or pied-a-terre. The accommodation briefly comprises of a front reception room, impressive back reception room which is open plan to the Kitchen/Diner, and a modern Shower Room to the ground floor, with two double Bedrooms to the first floor. Outside, there is a pleasant courtyard garden. With high quality fixtures and fittings, beautiful Italian marble floor tiling with underfloor heating, double glazing and gas central heating. ACT QUICKLY TO AVOID MISSING OUT!

### **Front Reception 11'7" x 10'8"** **(3.53m x 3.25m)**

A modern composite entrance door, with double glazed panel detail, opens to a pleasant reception room with double glazed window to the front elevation, inclusive of fitted shutters, ceiling coving, radiator and beautiful Italian marble floor tiling with the added luxury of electric underfloor heating. A living flame gas fire set within a tiled hearth and back, with ornate timber surround, creates an appealing focal point, with built-in alcove cabinets alongside.

### **Back Reception 11'8"x 11'5"** **(3.56mx 3.48m)**

An oak internal door, with glazed panel, leads through to a nicely proportioned reception room which has been fully opened up to the Dining Kitchen. With ceiling coving, radiator, chimney breast niche feature and a continuation of the beautiful Italian marble floor tiling, again with underfloor heating. The staircase, with it's contemporary glass balustrade, rises to the first floor, with a recess and storage cupboard below.

### **Dining Kitchen 14'7" max x 10'10"** **max (4.45m max x 3.30m max)**

The original layout featured a galley style Kitchen, which has now been extended to create a lovely open space, with natural light flooding in from a Velux roof light, double glazed window to the side elevation and double glazed French doors opening to the rear garden. The Kitchen itself is comprehensively fitted with a modern range of base, wall and drawer units in a cream, high-gloss laminate finish, with solid oak work surfaces, stainless steel sink unit and attractive Italian marble tiling to the splash backs. Integrated appliances include an electric oven, separate microwave/grill, electric hob with stainless steel extractor cowl above, wine chiller and a fridge freezer.

There is also under-counter space for a freestanding washing machine. With radiator, underfloor heating and a built-in pantry cupboard.

### **Shower Room 7'6"x 5'8" (2.29mx 1.73m)**

A modern white suite comprises of a large step in shower enclosure with glass partition, vanity wash basin with cabinets below and a concealed cistern WC. With attractive floor tiling and wall boarding, chrome towel radiator and a double glazed window.

### **Landing**

With access to the Bedrooms.

### **Bedroom One 11'8" x 10'8" (3.56m x 3.25m)**

A generous double bedroom features ceiling coving, radiator, TV point and a double glazed window to the front elevation, with fitted shutters. A tiled fireplace with timber mantelpiece surround creates an appealing focal point.

### **Bedroom Two 11'10"x 8'7" (3.61mx 2.62m)**

A double bedroom with ceiling coving, radiator and a double glazed window to the rear elevation. The boiler is enclosed with a wall cabinet, with a built-in storage cupboard over the staircase and a range of fitted shelving and hanging rails.

### **Rear Garden**

The rear garden is landscaped for ease of maintenance, with paved terrace and pathway, and planting beds. Set within fenced perimeters, with gated pedestrian access at the rear boundary.

### **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**

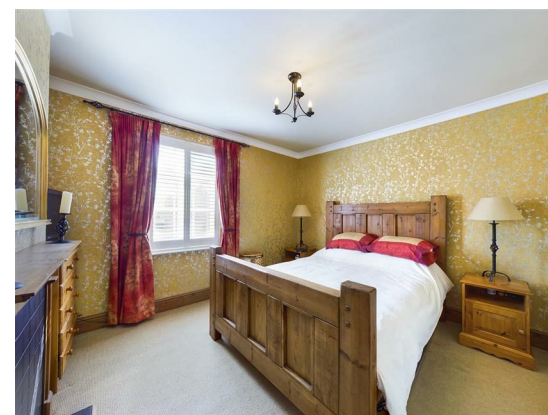
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own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

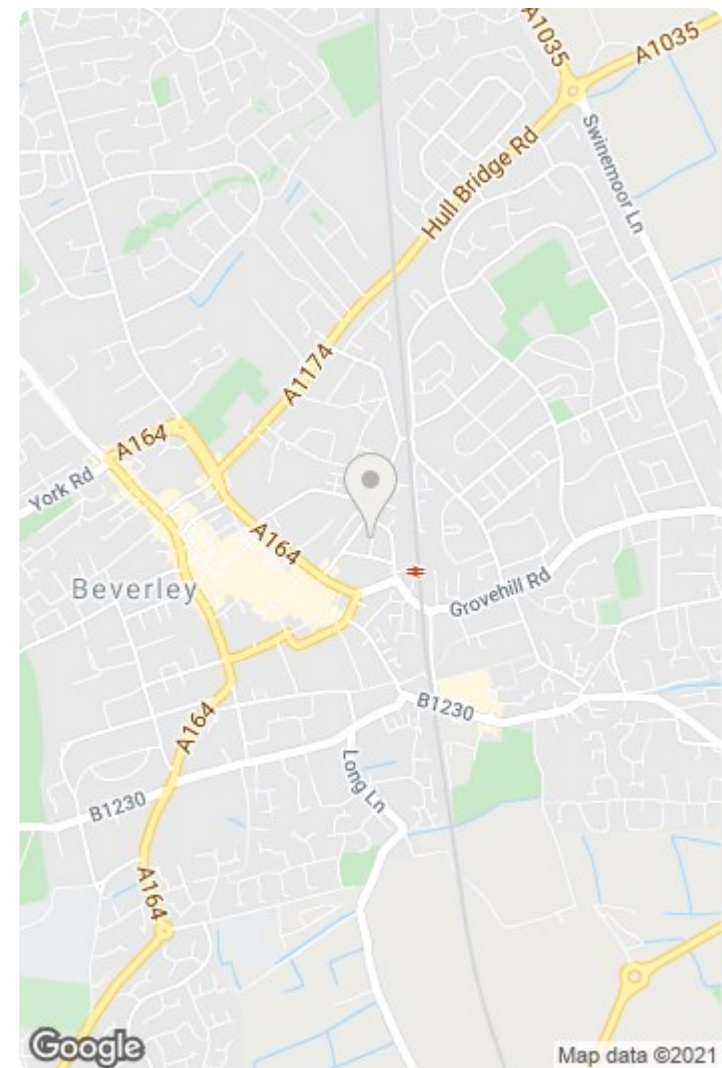
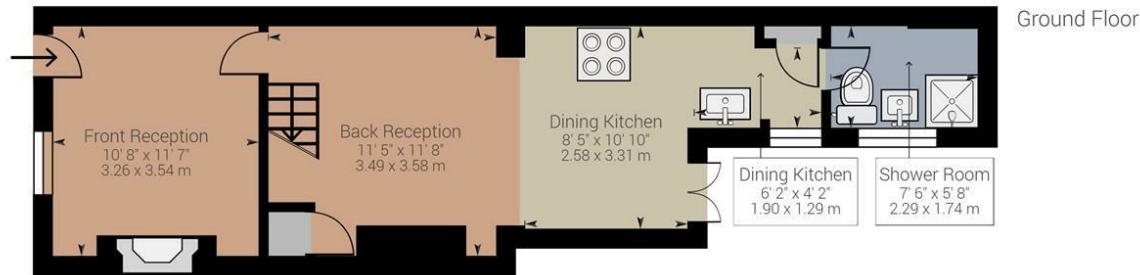
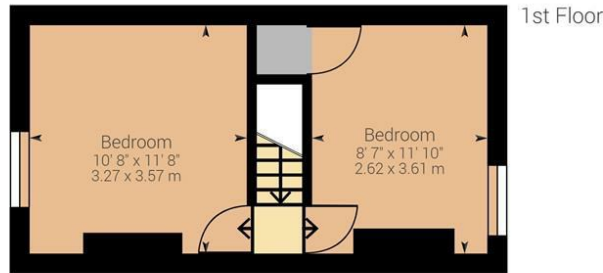
### **Disclaimer:**

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: 658.94 ft<sup>2</sup> / 61.22 m<sup>2</sup>

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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