



**27 Beaver Road**  
**Beverley, East Yorkshire HU17 0QN**  
**Offers over £200,000**

**W&P** WOOLLEY  
& PARKS



# 27 Beaver Road, Beverley, East Yorkshire HU17 0QN

\*\*\*A SPACIOUS, DETACHED FAMILY HOME WITH GARDENS AND PARKING\*\*\*

This attractive detached home offers a well balanced arrangement of deceptively spacious and beautifully presented accommodation that simply MUST be viewed! Having undergone extensive cosmetic enhancement by the present owners, the property briefly comprises Entrance Hall, two great Reception Rooms, a stylish Dining Kitchen and ground floor WC, whilst upstairs there are four good Bedrooms and a Shower Room. Outside, the corner plot offers a nicely sized rear garden and off-street parking for two vehicles. The property is situated in an established residential location, handily placed for local amenities and within reasonable walking distance of the Flemingate retail and leisure development, and the town centre beyond.

## Entrance Hall

A uPVC double glazed panel entrance door, with double glazed side panel, opens to a bright and welcoming hallway, with ceiling coving, radiator, laminate flooring, staircase rising off and useful store cupboard below.

## Lounge 15'9" x 10'6" (4.80m x 3.20m)

Generously proportioned and naturally light, with a double glazed bow window to the front elevation, exposed floor boarding, ceiling coving, radiator, TV point and folding double doors to the Dining Area.

## Family/Day Room 15'3" x 8'9" (4.65m x 2.67m)

An integral garage has been converted to provide this versatile extra reception room - ideal for use as a separate snug, games/play room, or work-from-home space. With double glazed bow window to the front elevation, additional double glazed window to the side elevation, radiator with decorative cover and a TV point.

## Kitchen 13'1" x 8'0" (3.99m x 2.44m)

Stylishly and comprehensively fitted with a range of base, wall and drawer units in a grey 'Shaker' finish, with wood-block effect worktops, matching up-stands and a stainless steel sink unit. Integrated appliances include a side-by-side fridge and freezer, dishwasher and a fantastic dual fuel range cooker, plus provision for a washing machine. With two double glazed windows to the rear elevation and slate-tile effect laminate flooring.

## Dining Room 9'0" x 8'0" (2.74m x 2.44m)

Open plan to the kitchen, with radiator and decorative cover, slate-tile effect laminate flooring and double glazed double doors opening to the rear garden.

## Rear Lobby & WC 8'0" x 2'9" (2.44m x 0.84m)

The rear lobby features a double glazed panel exterior door to the side elevation, with a Cloakroom off. The Cloakroom features a WC and wall mounted hand basin, with radiator, wall mounted gas combi boiler and a double glazed window.

## First Floor Landing

With ceiling coving.

## Bedroom One 13'6" x 10'3" (4.11m x 3.12m)

A generous double bedroom featuring a double glazed dormer window and a radiator.

## Bedroom Two 10'3" x 9'4" (3.12m x 2.84m)

Another good double room, again featuring a double glazed dormer window and a radiator.

## Bedroom Three 9'9" x 8'2" (2.97m x 2.49m)

A very comfortable single room, with double glazed dormer window and a radiator.

## Bedroom Four 9'4" max x 8'3" max (2.84m max x 2.51m max)

An 'L' shaped single bedroom, with double glazed dormer window and a radiator.

## Shower Room 6'4" x 5'4" (1.93m x 1.63m)

An attractively tiled Shower Room with enclosure featuring a rainfall shower head plus additional hand-held attachment, vanity wash basin and WC. With towel radiator and double glazed window.

## External

The property stands behind a hedged and walled boundary, with vehicle opening onto a block paved forecourt. A gravelled terrace area stands at the side, with fence divide to the rear garden and hand-gate access.

## Gardens

Set within a fenced perimeter, affording a fair degree of privacy, the garden features an expanse of lawn with a paved patio terrace, bordered with established shrubbery, providing a great space for entertaining and al-fresco dining.

## 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.

## Services

It is understood that the property is connected to all mains services.

## 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:

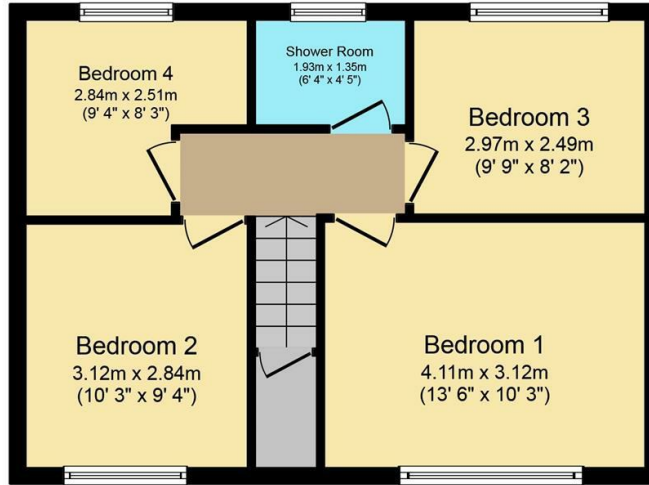
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





**Ground Floor**

Floor area 59.0 sq. m. (635 sq. ft.) approx



**First Floor**

Floor area 46.0 sq. m. (495 sq. ft.) approx



Google

Map data ©2021

Total floor area 105.0 sq. m. (1,130 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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