



31 Carlton Rise
Beverley, East Yorkshire HU17 8UR
Offers over £170,000

W&P WOOLLEY
& PARKS

31 Carlton Rise, Beverley, East Yorkshire HU17 8UR

IMMACULATELY PRESENTED MODERN HOME IN A POPULAR LOCATION

NO ONWARD CHAIN - Situated in a pleasant position, with a leafy backdrop, in this popular cul-de-sac development off Lincoln Way, on the south side of Beverley, this attractive home enjoys convenient access to local amenities and transport links, whilst being within reasonable walking distance of the town centre. Improved by the addition of a Conservatory, the beautifully presented accommodation comprises Entrance Hall, Lounge and Dining Kitchen, with two good Bedrooms and a modern Bathroom. Outside, there is allocated parking with additional visitor space in front of the house, with a low maintenance rear garden enjoying a south-east aspect. An ideal first home, down-size or investment that is more than worthy of a closer look!

Entrance Hall

A modern composite entrance door, with double glazed panelling, opens to an entrance hall with ceiling coving, radiator and stairs leading off.

Lounge 12'9" x 10'6" max (3.89m x 3.20m max)

A naturally light and airy reception room featuring a walk-in double glazed bay to the front elevation, ceiling coving, radiator, TV/Tel/Internet points and a contemporary styled electric fire. Understairs store cupboard off.

Dining Kitchen 14'0" x 8'3" (4.27m x 2.51m)

A spacious Kitchen with ample room to accommodate a dining area, featuring a comprehensive fitment of base, wall and drawer units in a stylish white, high-gloss finish with marble effect work surfaces, matching splash backs and a stainless steel sink unit. Integrated appliances include an electric oven and electric hob with extractor hood over, with under-counter recesses for dishwasher and washing machine. With ceiling coving, radiator, floor tiles and carpet, TV point, double glazed window and double glazed sliding door into the Conservatory.

Conservatory 7'3" x 7'3" (2.21m x 2.21m)

uPVC frames and a brick base with double glazed windows and door leading out. Tiled flooring.

First Floor Landing

With ceiling coving and loft access hatch with drop-down ladder to a partially boarded loft space with electric light.

Bedroom One 12'0" x 10'9" widens to 14'0" (3.66m x 3.28m widens to 4.27m)

A generous double bedroom featuring a range of fitted furniture including a bank of wardrobes, bedside cabinets and

drawers. With ceiling coving, radiator, TV point and double glazed window. Built-in cupboard housing the gas central heating boiler.

Bedroom Two 9'0" x 7'4" (2.74m x 2.24m)

With ceiling coving, radiator and a double glazed window.

Bathroom 6'3" x 5'6" (1.91m x 1.68m)

A stylish white suite comprises panelled bath with mixer shower attachment and glass side screen, vanity wash basin with cabinet and WC. Attractive tiling to walls and floor, chrome towel radiator, extractor fan and double glazed window.

External

The property has an appealing frontage with an open forecourt featuring pavers and gravel for ease of maintenance. There is allocated parking directly in front of the house, with further visitors space.

Rear Garden

A very pretty courtyard garden is landscaped for ease of maintenance, with stone pavers and gravel bordered by retained flower borders and perimeter fencing, plus a timber store shed and gated rear access to a pedestrian passageway.

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.

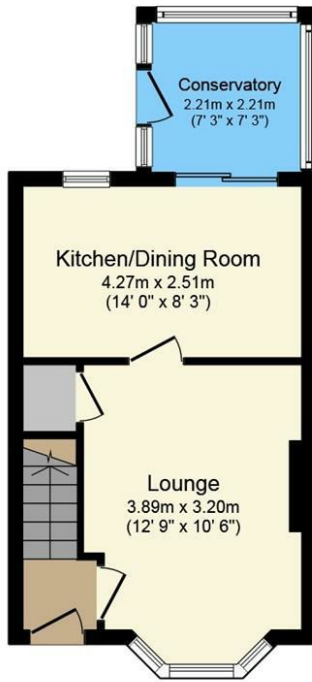
Disclaimer:

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:

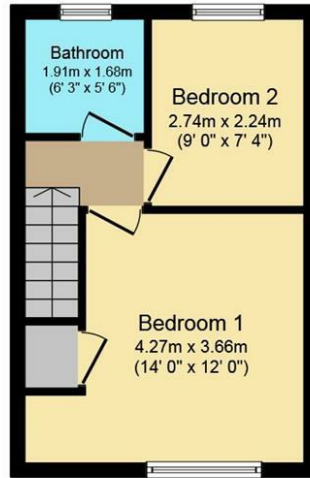
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor

Floor area 33.0 sq. m. (355 sq. ft.) approx



First Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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	

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

