



**68 Beaver Road**  
**Beverley, East Yorkshire HU17 0QW**  
**Offers over £135,000**

**WP** WOOLLEY  
& PARKS

# 68 Beaver Road, Beverley, East Yorkshire HU17 0QW

\*\*\*AN IDEAL FIRST HOME OR INVESTMENT IN A POPULAR LOCATION\*\*\*

This traditional terrace house offers a smartly presented and deceptively spacious arrangement of accommodation that is certainly worthy of more than just a passing glance. Situated in an established residential location within easy reach of local amenities, and just a short distance from the town centre, the property briefly comprises of two Reception Rooms, modern fitted Kitchen, Utility/Lean-to and Bathroom to the ground floor, whilst upstairs, benefiting from the extra width over a passageway, there are two excellent double Bedrooms, one of which includes a versatile dressing room/nursery/study leading off. Outside, a generous rear garden is mainly lawned with a wood-chipped play area.

## Front Reception 11'1" x 10'0" (3.38m x 3.05m)

A uPVC double glazed panel entrance door opens into a bright space with a walk-in double glazed bay to the front elevation. With laminate flooring, radiator, alcove cabinet and a chimney breast niche housing an electric stove with mantel beam.

## Back Reception 11'1" x 10'6" (3.38m x 3.20m)

With laminate flooring, radiator with decorative cover and under-stair recess off. The chimney breast features an exposed brick fireplace with a log burning stove, creating a fantastic focal point.

## Kitchen 10'6" x 6'2" deepens to 10'2" (3.20m x 1.88m deepens to 3.10m)

Featuring a modern range of base, wall and drawer units in a white high-gloss finish with contrasting granite effect rolled edge work tops and breakfast bar, stainless steel sink unit and splash back tiling. Integrated electric oven, electric hob and extractor hood, plus space for a dishwasher. With laminate flooring, radiator, double glazed window and double glazed panel door.

## Bathroom 7'9" x 4'9" (2.36m x 1.45m)

A modern white suite comprises panelled bath with shower over and glass screen, pedestal wash basin and WC. Wall tiling, floor tiling, radiator and extractor fan.

## Lean-To 9'3" x 5'3" (2.82m x 1.60m)

With fitted base and wall units, and work top. With space for a washing machine, timber framed window and external door.

## First Floor Landing

The stairs rise to a square landing with doors at either side to the Bedrooms.

## Bedroom One 15'3" x 10'6" (4.65m x 3.20m)

A generous double room with twin double glazed windows to the rear elevation, radiator, feature fireplace and built-in cupboard space over the stairs.

## Dressing Room/Study 10'5" x 7'9" into bay (3.18m x 2.36m into bay)

A versatile room with great potential. Ideal for use as a dressing room or nursery, home work space or even an additional bathroom. With double glazed bay to the side elevation, double glazed window to the rear, radiator and fitted desk/dressing table with drawers.

## Bedroom Two 15'3" x 10'0" (4.65m x 3.05m)

Another excellent double room, with radiator, feature fireplace and a double glazed window to the front elevation.

## External

The house has a fenced forecourt garden, with a passageway leading through to the rear.

## Rear Garden

A family-friendly rear garden, with perimeter fencing, features a wood-chipped seating area with an expanse of lawn stretching towards the rear boundary, where there is a further wood-chipped area which has been a great play space for the children.

## 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.

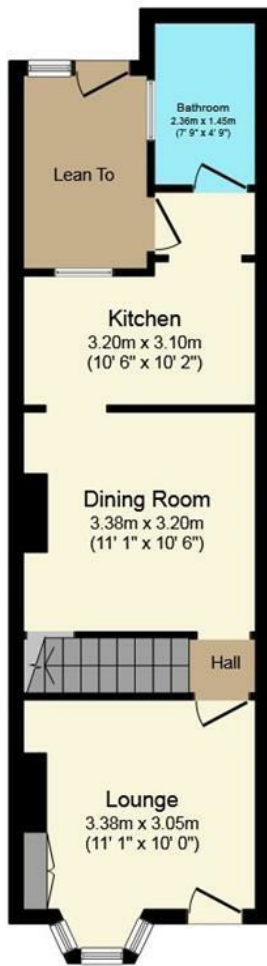
## Disclaimer:

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 43.0 sq. m.  
(463 sq. ft.) approx

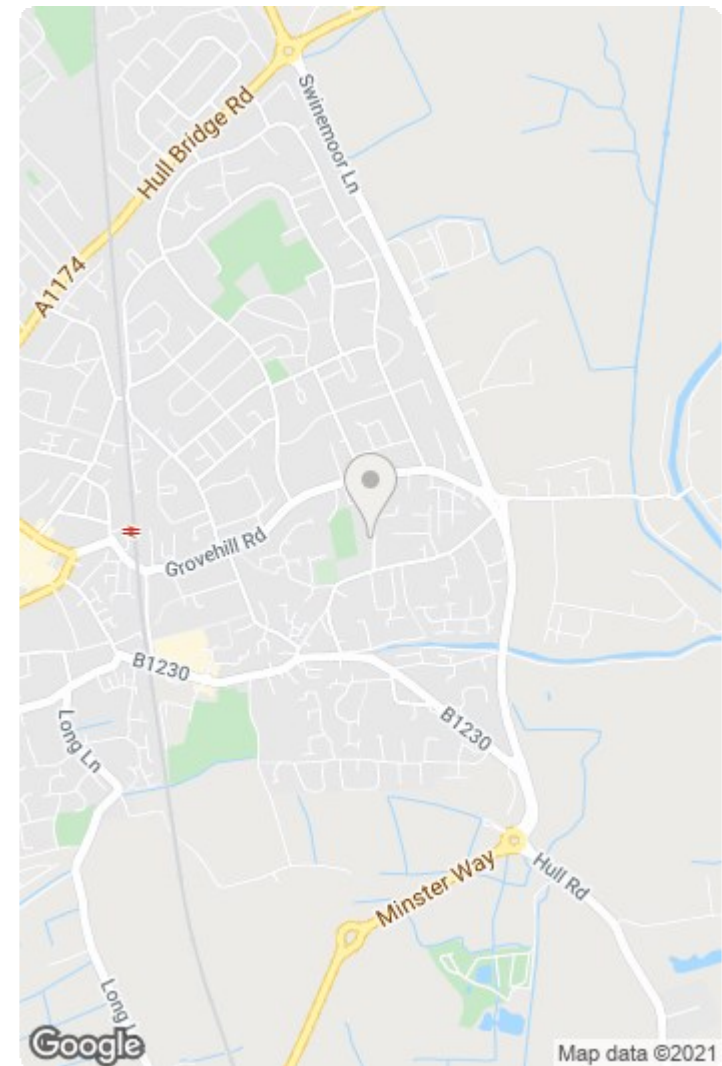


### First Floor

Floor area 40.0 sq. m. (431  
sq. ft.) approx

Total floor area 83.0 sq. m. (893 sq. ft.) approx

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

