



10 Beverley Parklands
Beverley, East Yorkshire HU17 0RA
Offers over £250,000

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10 Beverley Parklands, Beverley, East Yorkshire HU17 0RA

* MODERN AND STYLISH FAMILY HOME * 360° VIRTUAL VIEWING ONLINE *

Situated in a prominent position at the entrance to this modern development of similar properties, this stylish three storey town house should appeal to a wide range of buyers looking for a contemporary family home in this popular market town. The property has been greatly enhanced by the current owners and is presented to a beautiful standard throughout, with a versatile arrangement of accommodation briefly comprising of a grand Entrance Hall with a galleried Landing and impressive full height glazing, Dining Kitchen with Utility, Cloakroom/WC and fourth Bedroom/Snug/Office to the ground floor; a spacious Living room with 'Juliet' balcony and Bedroom three at first floor level; with the top floor including the Master Bedroom with En-suite, Bedroom two and the house Bathroom. Outside there is a low maintenance garden and allocated parking within a carport to the rear.

The home is presented to the highest of standards and is certainly worthy of further inspection, so BOOK YOUR VIEWING TODAY!

Entrance Hall

This impressive entrance hall with a galleried first floor landing offers a real feeling of grandeur, with floor to ceiling double glazing filling the space with natural light. Modern composite entrance door, radiator, attractive tiled flooring and under-stair cupboard access.

Bedroom Four/Snug/Office 8'3" x 7'9" (2.51m x 2.36m)

A versatile space which can be used as a study, snug or fourth bedroom. With laminate flooring, radiator, TV point and double glazed window.

Cloaks/WC 7'9" x 3'6" (2.36m x 1.07m)

A white suite comprises WC and vanity wash hand basin with cabinet and tiled splash back, radiator, extractor fan, floor tiling and double glazed window to the side elevation.

Dining Kitchen 14'7" x 11'5" max (4.45m x 3.48m max)

Comprehensively fitted with an attractive range of base, wall and drawer units in a white high-gloss laminated finish with contrasting granite effect rolled edge work surfaces, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven, gas hob with stainless steel extractor cowl and splash back, fridge freezer and dishwasher. Quality tiled flooring with underfloor heating, radiator, gas central heating boiler, double glazed window and double glazed french doors out to the rear garden.

Utility 7'9" x 5'3" (2.36m x 1.60m)

Fitted with a range of units matching those in the Kitchen, with granite effect work top, stainless steel sink unit, space for washing machine, extractor fan and radiator. Tiled flooring continues through from the Kitchen.

First Floor Landing

Naturally lit via the glazed hallway frontage, with radiator and staircase rising to the second floor.

Lounge 14'7" x 15'2" max (4.45m x 4.62m max)

The spacious living room features double doors opening in from a 'Juliet' balcony and a further double glazed window, giving a bright and airy feel. With two radiators and TV aerial points.

Bedroom Three 9'10" x 7'9" plus wardrobes (3.00m x 2.36m plus wardrobes)

A well proportioned double bedroom with a double glazed window, laminate flooring, radiator, TV point and fitted wardrobes with sliding fronts and mirror.

Second Floor Landing

With radiator and loft access hatch.

Bedroom One 14'7" max x 11'7" max (4.45m max x 3.53m max)

A double bedroom with laminate flooring, radiator, TV aerial point and double glazed window.

En-Suite 7'7" x 4'8" (2.31m x 1.42m)

This well proportioned en-suite features a corner shower cubicle with mains-fed shower unit, vanity wash basin and low level WC. Attractive wall boarding, extractor fan, radiator and a double glazed window.

Bedroom Two 14'7" x 8'6" (4.45m x 2.59m)

Another good double bedroom with double glazed window, radiator, TV point and a built-in airing cupboard off.

Bathroom 7'5" x 6'7" (2.26m x 2.01m)

A fitted white suite comprises of a panelled bath with mains-fed shower and glass side screen, pedestal wash basin and low level WC. Attractive wall tiling, extractor fan, radiator and double glazed window.

External

The property fronts the pavement with a shallow gravelled border and gated side pathway leading to the rear garden. At the rear of the property there is an open-fronted garage/carport providing covered parking for one vehicle.

Garden

The garden has been landscaped for ease of maintenance, being gravelled with a paved terrace, planted shrub beds, timber storage shed and bin storage area. Gated access at the rear.

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.

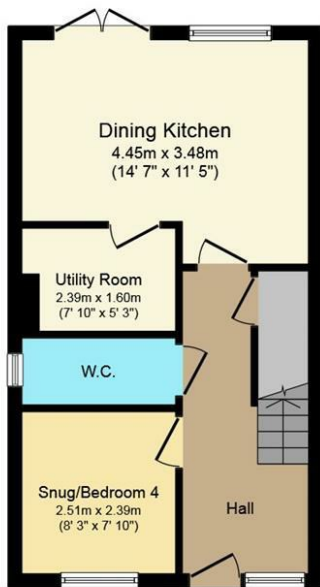
Disclaimer:

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:

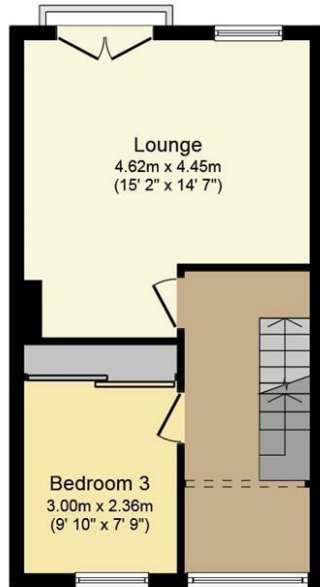
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





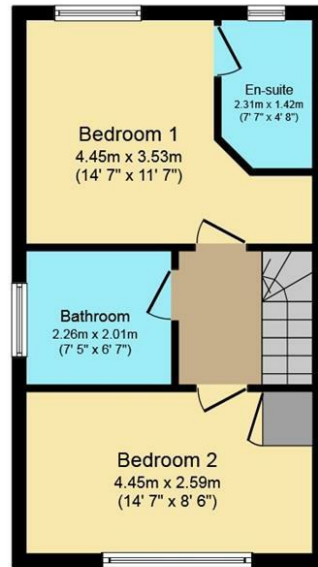
Ground Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



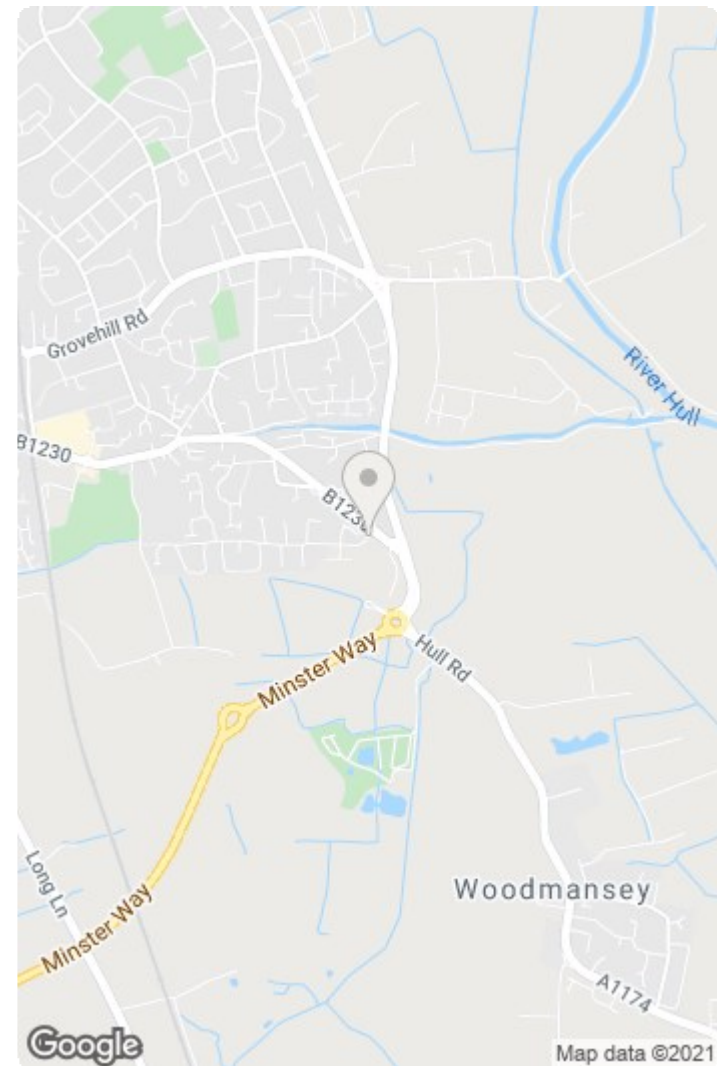
First Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



Second Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



Total floor area 111.0 sq. m. (1,195 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			90
(81-91) B		80	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(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	

