



77 Beverley Parklands, Beverley, East Yorkshire HU17 0RA
Offers over £170,000

*** SUPERB SEMI-DETACHED HOME IN POPULAR LOCATION ***
** VIRTUAL TOUR AVAILABLE **

This two bedroom semi-detached home has been lovingly maintained by the current owner and is deceptively spacious throughout! Situated within a popular area of Beverley, this home stands proud on a generous plot and offers more than a passing glance would initially suggest! Internal accommodation itself briefly comprises entrance hall, lounge and kitchen / dining room to ground floor. The first floor boasts landing, master bedroom, second double bedroom and bathroom. Externally there is ample parking to the front and a well presented, generous south facing garden to the rear! Viewing comes highly recommended to fully appreciate the true size and quality on offer.



Entrance Hall

With double glazed external door to front elevation, built in storage cupboard and fitted carpet.

Lounge

With double glazed windows to front and side elevations, gas fire, radiator, television and telephone points and fitted carpet.

Kitchen / Dining Room

With a range of wall and base units, roll top work surfaces, single electric oven, four ring gas hob, stainless steel sink, tiled splash backs, plumbing for free standing appliances, under stairs storage cupboard, radiator and double glazed window and external door to rear elevation.

First Floor Landing

With fitted carpet.

Master Bedroom

With two double glazed windows to front elevation, radiator, television point and fitted carpet.

Bedroom Two

A second double bedroom with two double glazed windows to rear elevation, fitted wardrobes, radiator and fitted carpet.

Bathroom

A modern fully tiled bathroom with panelled bath and mains shower over, vanity style wash basin, low flush WC, heated towel rail, over stairs storage cupboard and double glazed window to side elevation.

External

Externally the property benefits from a generous, well presented and south facing rear garden which is partially paved with lawned area and garden shed. The front has been gravelled to provide ample off street parking.

Services

Mains Gas Central Heating.
Mains Drainage.

Agents Note

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

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.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	