



28 Fairview Close
Beverley, East Yorkshire HU17 7DE
Offers over £260,000

W&P WOOLLEY
& PARKS

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A MODERN DETACHED FAMILY HOME - NO ONWARD CHAIN
360° VIRTUAL TOUR AVAILABLE ONLINE

Occupying a pleasant position, enjoying a fair degree of privacy, within this popular and appealing development by David Wilson Homes off Woodhall Way, this attractive detached home is certainly worthy of more than just a passing glance. The property has been well maintained since being purchased from new, offering a well proportioned arrangement of accommodation briefly comprising Entrance Hall with Cloaks/WC, Living Room and a Dining Kitchen with Utility Room and doors out to the garden, plus three good Bedrooms, En-suite Shower Room and a house Bathroom. Outside, the property boasts a private garden enjoying a south-westerly aspect, along with a detached single garage and driveway parking. Offered to the market with NO ONWARD CHAIN and competitively priced, we strongly advise early viewing to avoid missing out!

Entrance Hall

A modern composite entrance door opens to a welcoming Hall space, with radiator, telephone point, laminate flooring and stairs rising off.

Cloaks/WC 4'9" x 3'0" (1.45m x 0.91m)

With a white suite comprising WC and wall mounted hand basin with tiled splash back, radiator, extractor fan and laminate flooring.

Living Room 18'0" x 10'6" (5.49m x 3.20m)

A spacious and naturally light reception room enjoying a dual aspect via a double glazed window to the front elevation and double glazed window to the side elevation. With two radiators and TV/telephone/internet points.

Dining Kitchen 18'0" x 10'3" max (5.49m x 3.12m max)

A generously proportioned Kitchen allows ample room to accommodate a dining area, with a quality range of base, wall and drawer units in a high-gloss laminate finish, slate effect rolled edge work surfaces with matching up-stands and a stainless steel sink unit. Integrated electric double oven, six ring gas hob with stainless steel extractor cowl and splash back, plus recess to accommodate freestanding dishwasher and fridge freezer. Dual aspect via double glazed windows to the front and side elevations, with double doors opening to the garden, radiator, concealed gas central heating boiler and laminate flooring.

Utility 5'7" x 5'3" (1.70m x 1.60m)

With base unit to match the Kitchen, slate effect work top and recesses below to accommodate free standing washing machine and tumble dryer. With radiator, laminate flooring, extractor fan, composite external door with double glazed panel, and access to under-stair store cupboard.

First Floor Landing

With double glazed window, radiator, generous airing cupboard and loft access hatch.

Bedroom One 11'2" x 10'2" plus recess (3.40m x 3.10m plus recess)

A generous double bedroom with a double glazed window to the front elevation, radiator, TV point and two fitted double wardrobes.

En-Suite 6'0" max x 5'10" max (1.83m max x 1.78m max)

Attractively tiled with a stylish suite comprising shower cubicle with mains fed shower unit, pedestal wash basin and a WC. With towel radiator, extractor fan and double glazed window.

Bedroom Two 10'8" x 9'9" (3.25m x 2.97m)

A double bedroom with radiator, built-in store cupboard over the stairs, and a double glazed window.

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

With double glazed window and a radiator.

Bathroom 6'9" x 5'6" (2.06m x 1.68m)

A white suite comprises panelled bath, pedestal wash basin and WC. Attractively tiled, towel radiator, extractor fan and double glazed window.

External

The property fronts a private access road, shared with neighbouring properties, looking onto a fenced boundary with an established tree belt beyond. To the side of the property is a lawned garden space and to the rear is a driveway accessing the garage and providing space to park two vehicles in tandem.

Garage 17'0" x 9'0" (5.18m x 2.74m)

With up and over door, electric lighting and power sockets.

Gardens

The main garden stands on the south-west side of the house, with a high perimeter fence providing a high degree of privacy and hand gate access at two points. The garden is predominantly lawned with a paved patio terrace, planted shrub border and climbing plants.

Services

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

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.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

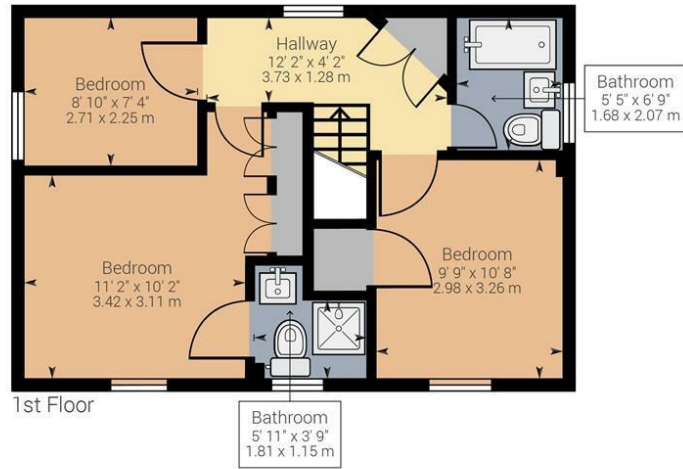
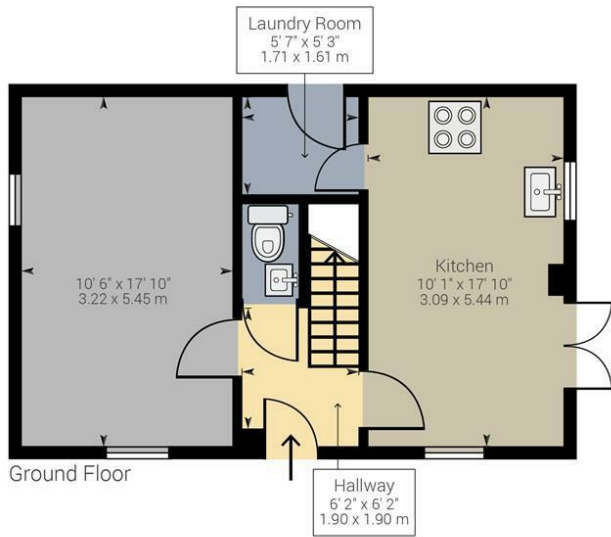
Disclaimer:

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.





Approximate net internal area: 929.43 ft² / 86.34 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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			95
(81-91) B		84	
(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		

