



210 Burden Road
Beverley, East Yorkshire HU17 9LW
Offers over £190,000

WP WOOLLEY
& PARKS

210 Burden Road, Beverley, East Yorkshire HU17 9LW

A SUPERB, REFURBISHED FAMILY HOME IN A POPULAR LOCATION
360° VIRTUAL TOUR AVAILABLE 24/7***

Situated in a highly convenient position, opposite Swinemoor Primary School, this established semi-detached home is presented in a superb condition, having recently undergone a meticulous programme of refurbishment to create a stylish home that is sure to impress. Briefly comprising Entrance Hall, Lounge, high specification Dining Kitchen with doors opening to a rear patio, Utility Room with separate WC and a conversion of the garage to add a versatile Playroom/Bedroom or work-from-home space to the Ground Floor, with Three Bedrooms and a House Bathroom to the First Floor, as well as off street parking for several vehicles and a well maintained garden to the rear,

Entrance Hall 13'5" x 6'6" (4.09m x 1.98m)

A uPVC entrance door, with double glazed panel detail and adjacent windows, opens into a bright and welcoming hallway, with limed oak-effect laminate flooring, ceiling coving, radiator and stairs rising to the first floor.

Lounge 12'4" x 11'8" (3.76m x 3.56m)

A comfortable reception room features a radiator, TV/internet points and a double glazed window to the front elevation.

Dining Kitchen 18'0" x 9'4" (5.49m x 2.84m)

A wonderfully light and airy social space with ample room to accommodate a dining area, and comprehensively fitted with a stylish arrangement of base, wall and drawer units in a grey, high-gloss finish, with contrasting solid wood and white quartz work surfaces, inset 'FRANKE' sink unit and splash back tiling. Integrated appliances include an electric oven, induction hob with angled extractor cowl, refrigerator and a dishwasher. With radiator, TV point, oak-effect flooring, double glazed window and double glazed French doors opening to the rear garden. Under-stair storage cupboard off.

Utility Lobby 9'0" x 8'4" (2.74m x 2.54m)

Featuring a fitted base unit housing an integrated freezer, with a solid wood work top, and a second unit with recess and plumbing for a washing machine, below a white quartz worktop. Oak effect flooring, radiator, ceiling coving and uPVC external door, with double glazed panel, opening to the rear garden.

Downstairs WC 4'10" x 4'1" (1.47m x 1.24m)

With a white suite comprising pedestal wash basin and a WC, oak-effect flooring and a double glazed window.

Playroom/Bedroom 11'7" x 7'3" (3.53m x 2.21m)

The garage has been converted to create an invaluable addition to the living space, or potential bedroom, although the

garage door has been retained allowing easy reversion if required. With radiator and a double glazed window.

First Floor Landing

Double glazed window to the side elevation, and loft access off.

Bedroom One 12'10" x 11'7" (3.91m x 3.53m)

A very well proportioned double room features a radiator, TV point and a double glazed window to the front elevation.

Bedroom Two 11'9" x 9'8" max (3.58m x 2.95m max)

Another good double room with radiator, TV point and a double glazed window to the rear elevation.

Bedroom Three 9'9" x 6'6" max (2.97m x 1.98m max)

A single room with radiator, built-in cupboard housing the gas central heating boiler, and a double glazed window to the front elevation.

Bathroom 7'10" x 5'2" (2.39m x 1.57m)

A modern white suite features a panelled bath with electric shower over and glass side screen, vanity wash basin with cabinet below and a WC with concealed cistern. With attractive floor and wall tiling, towel radiator and a double glazed window.

External

The property has a generous frontage which is gravelled for ease of maintenance, providing ample space to park several vehicles.

Garden

Set within a fenced perimeter, with hand gate access from a pedestrian pathway at the side, the rear garden features an expanse of lawn, paved patio terrace and a raised decking terrace.

Services

The property is connected to all mains services.

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.

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 physical 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).

New Viewing Protocols

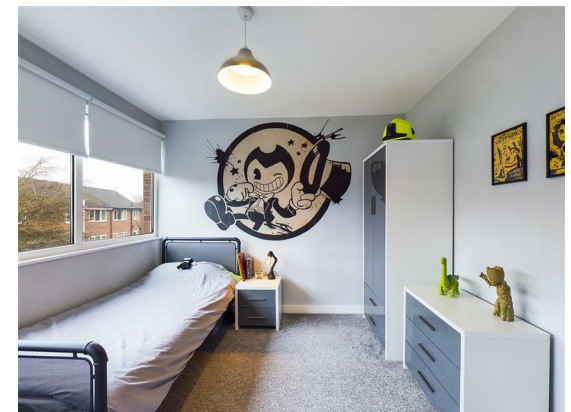
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

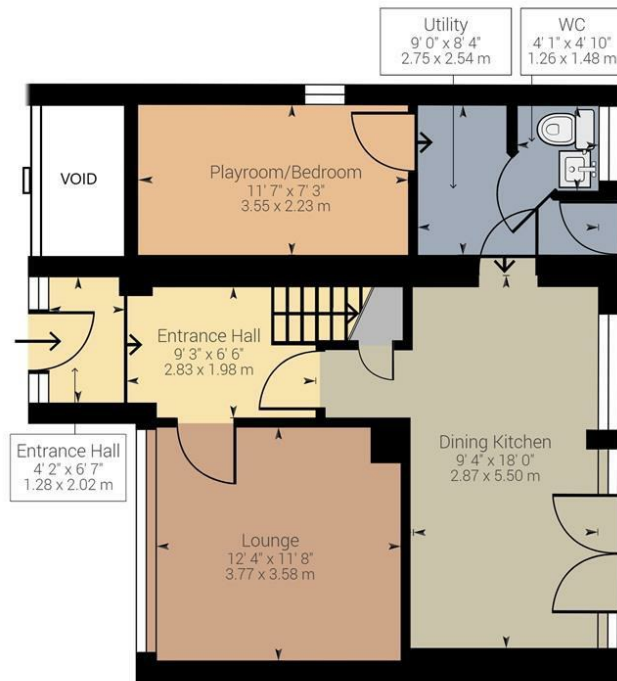
Disclaimer:

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.

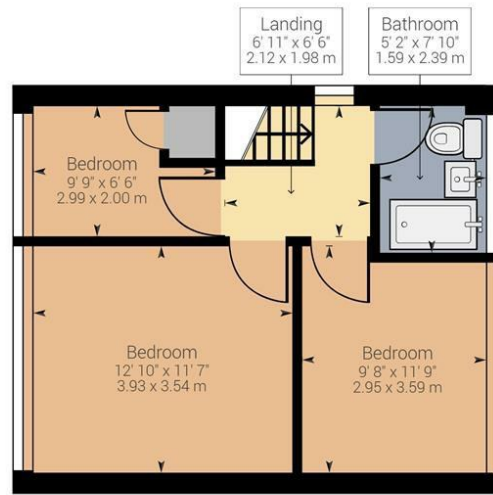
Draft Details:

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



1st Floor



Approximate net internal area: 1001.34 ft² / 93.03 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			
(81-91) B			
(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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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	

