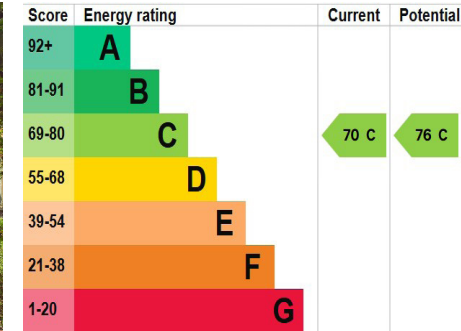
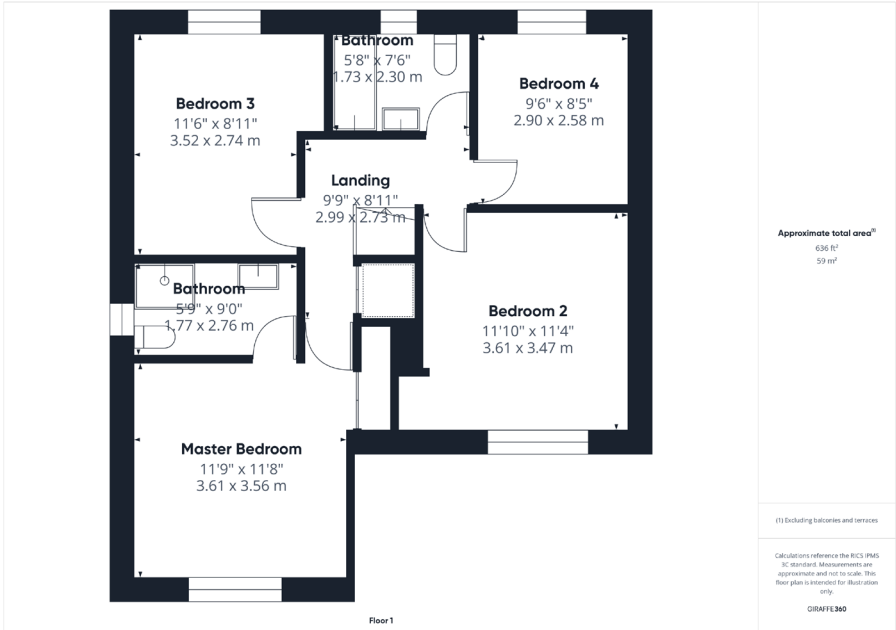
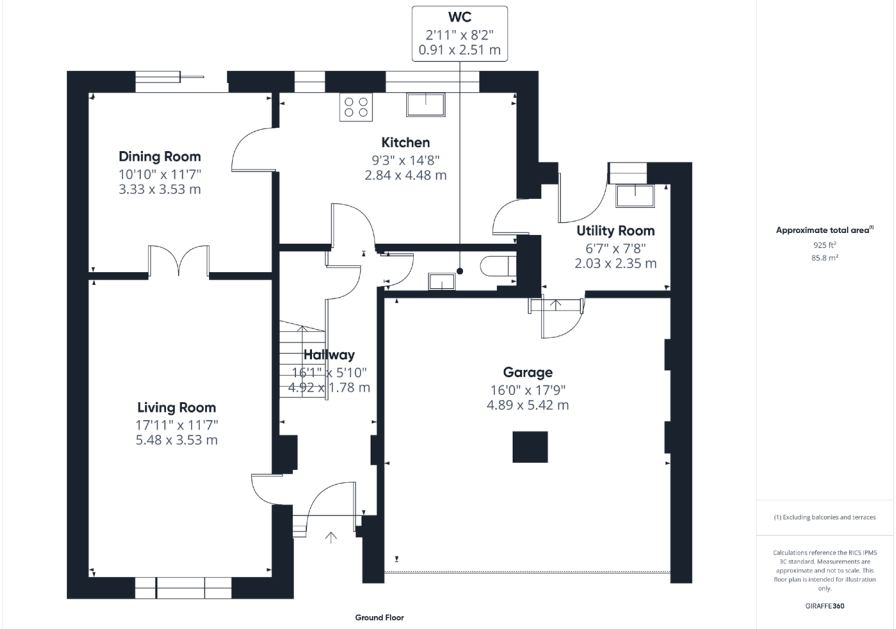




HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



£420,000

**21 Saxon Rise,
Beverley**





21 Saxon Rise, Beverley, HU17 7SN

A lovely 4 bedroomed, 3 of which are doubles, detached family house occupying an appealing end of cul-de-sac plot on this highly regarded residential development. The well-proportioned property has been much improved by the current owner and is offered with the benefit of no forward chain. Its current layout and provision is excellent, but there may be the opportunity to extend into part of the double garage to create further ground floor space and merge the dining room and kitchen, all subject to necessary permissions. The rear garden has the advantage of being quite private and the driveway provides a good degree of off-street parking. Early viewing is essential to avoid missing out on this excellent opportunity.

The property has been a much loved Beverley home for some time. The current owner has updated the bathrooms as well as the kitchen, and the décor and floor coverings are all in a neutral tone and in excellent condition. This offers an ideal canvas for any buyer to create their own feel. The house provides superb accommodation in its existing form but buyers who are looking for extra space may consider extending into part of the double garage or into the rear garden, to create more (all subject to necessary permissions) ground floor accommodation. With gas central heating and uPVC double glazing the accommodation briefly comprises: an Entrance Hall, WC Cloaks, Living Room, Dining Room, Breakfast Kitchen with a range of fitted appliances and a Utility Room. To the first floor is a Master Bedroom with 3 separate fitted double wardrobes and En Suite Shower Room, 2 further Double Bedrooms, a larger Single Bedroom and a house Bathroom. To the front there is a good sized driveway which provides off street parking for a number of cars and an open plan lawned garden sets the house back from the road, enhancing its kerb appeal. There is a double garage with twin roller doors which may give an opportunity for conversion of one side to provide further ground floor space (subject to necessary permissions) and a courtesy door giving access to the house. To the rear of the house is a largely lawned garden with a higher hedge and fence to the perimeter which is quite private in nature for an estate-style home.



This really lovely property offers excellent family accommodation in good condition, but also has some potential (subject to necessary permissions). Given that, its highly sought after location and the fact there is no forward chain, significant interest is anticipated and an early internal inspection is highly recommended. Short of that we do have a 360 degree tour available which will provide an excellent insight into all that the property offers.

LOCATION

The property is situated in the Molescroft area of Beverley on the Danesway development, off Woodhall Way. The area benefits from a range of local shops and amenities including a GP surgery and pharmacy as well as primary and secondary schools. Beverley town centre provides a comprehensive range of further shops and amenities and is considered walkable for many. The nearby A1035 and A164 provide good road connections to the A1079 as well as the wider road network.

ACCOMMODATION

Entrance Hall - stairs to first floor and understairs cupboard.

WC Cloaks - low flush WC, wash hand basin, half tiled walls and tiled floor.

Living Room - with a bay window to front and fireplace. Double doors to...

Dining Room - with an extensive range of fitted shelving and sliding patio doors to the garden.

Breakfast Kitchen - with a range of base and wall mounted modern style units including a range of appliances such as fridge freezer, dishwasher, wine fridge, electric oven and hob. There are two windows to the rear as well as a 1.5 bowl sink and single drainer.

Utility Room - with sink and drainer, base and wall mounted units, plumbing for automatic washing machine, door to rear and a further door to the garage.

First Floor Landing

Master Bedroom - with a window to front and 3 separate fitted double wardrobes.

En Suite Shower Room - with a modern suite in white comprising low flush WC, wash hand basin and shower unit. Extensive tiling and window to the side.

Bedroom 2 - a double bedroom with a window to the front.

Bedroom 3 - a double bedroom with a window to the rear.

Bedroom 4 - a larger single bedroom with a window to the rear. Bathroom - a modern style 3 piece suite in white comprising a panelled bath with shower screen and shower over, low flush WC and pedestal wash hand basin, extensive tiling and window to the rear.

OUTSIDE

There are open plan lawned gardens to the front with two specimen trees including a Japanese acer. A good-sized driveway provides off street parking for a number of vehicles and leads to the double garage. The double garage is accessed via twin roller doors and may offer the potential to extend the ground floor space by converting half of it (subject to necessary permissions) and still retaining a single garage. The garage has power and light, houses the gas boiler and has a door giving access to the utility room. To the rear of the house there is a largely lawned garden with a paved patio area, borders, some smaller trees, a fence and hedging to the perimeter. A footpath lies behind the rear boundary and this, together with some mature trees outside the garden and the layout of the surrounding properties all ensure the garden is quite private in nature.

