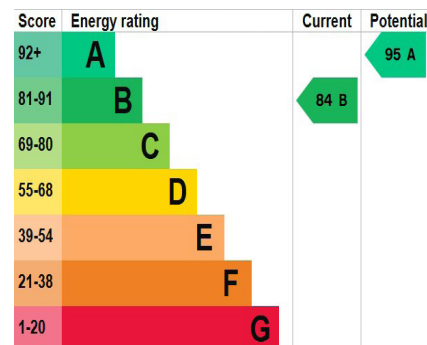
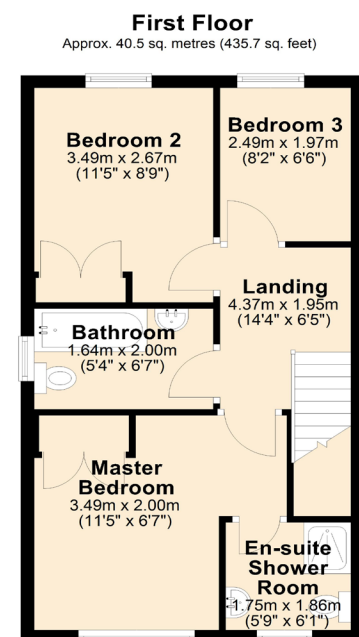


Total area: approx. 82.2 sq. metres (884.7 sq. feet)



£245,000

33 Twiss Meadow,
Minster Way,
Beverley

HEATING AND INSULATION

The property has a gas-fired central heating system and 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 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



33 Twiss Meadow, Minster Way, Beverley, HU17 8YU

An appealingly proportioned and well presented modern Peter Ward built bay fronted semi detached house with a spacious dining kitchen and master bedroom with en suite shower room. The property was new in 2021 so comes with the balance of its NHBC guarantee. This excellent family home is offered with no forward chain at a very competitive price and an early viewing is highly recommended.

The property occupies a desirable location on this sought after development on the south side of Beverley with an open green area to the front of the house which will really add to the appeal for families. The very well presented property offers a comprehensive range of accommodation ideally suited for family purchasers due to its separate utility space, large dining kitchen, ground floor WC and en suite shower room as well as the house bathroom. Peter Ward is a highly regarded local builder and their properties always have that little extra bit of appeal. The property has an excellent EPC rating of B and also has an EV charging point. It is double glazed with gas fired central heating. The accommodation briefly comprises of an Entrance Hall, good sized Living Room with bay window, spacious Dining Kitchen with an attractive range of modern units and integrated appliances, Utility Room and WC Cloaks. To the first floor is a Master Bedroom with fitted wardrobes and en suite Shower Room, a further Double Bedroom, single Bedroom and a house Bathroom. There are gardens to the front of the house and a driveway with an EV charging point provides off street parking for up to 2 cars. There are further largely lawned gardens to the rear with a paved patio area.



A really lovely modern family home with great proportions and an appealing setting across the road from an open green area. Given all that, the attractive price and the fact there is no forward chain, an early viewing is essential.

LOCATION

The property is situated on a modern development on the south side of Beverley. Its location provides excellent access to the A164 providing routes to Beverley town centre, Hull and the wider road network. There is a children's play area located further along the green area opposite the house. There is a Lidl store and other shops to the east along Minster Avenue and a Morrisons superstore along with other shops and a gym to the west on the same road. Beverley town centre provides an extensive range of other shops, restaurants, pubs and leisure facilities.

ACCOMMODATION

Entrance Hall

Stairs to first floor.

Living Room

With a bay window to the front.

Dining Kitchen

A spacious room with a range of attractive fitted units and a natural oak style worktop. Integrated appliances include: fitted fridge and freezer, dishwasher, electric hob and oven. There are sliding patio doors to the garden.

Utility Room

Plumbing for washing machine and window to rear.

WC Cloaks

Low flush WC and wash hand basin.

First Floor Landing

Master Bedroom

A double bedroom with fitted wardrobes.

En Suite Shower Room

With a three piece suite comprising a shower enclosure, low flush WC and pedestal wash hand basin. Window to front.

Bedroom 2

A double bedroom with fitted wardrobes. Window to the rear.

Bedroom 3

A single bedroom with a window to the rear.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Window to the side.

OUTSIDE

There are gardens to the front of the property. A driveway with parking for up to 2 cars, also with an EV charging point, runs to the side of the house. To the rear of the house there are reasonable sized lawned gardens with fencing to perimeters and a paved patio area.

