



18 Wylies Road, Beverley, HU17 7AP

£249,950



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- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
- CENTRAL LOCATION
- ADDITIONAL LOFT ROOM
- IN NEED OF MODERNISATION
- SEPERATE GARAGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES

Unlock the Potential – Create Your Ideal Family Home

Set in a prime central location, only a few minutes walk from Beverley town centre, this extended three bedroom semi-detached home is bursting with potential and ready for a full transformation. A perfect project for buyers with vision and a passion for modernisation.

Step inside and you'll find charming original features such as parquet flooring in the lounge and dining room, offering a nod to the property's character. There's ample space to work with, including a generous car port, off-street parking for multiple vehicles, and a converted loft room providing valuable extra space.

The ground floor comprises a storm porch, welcoming entrance hall, spacious lounge, dining room, kitchen, and a convenient cloakroom/WC. Upstairs are three well-proportioned bedrooms and a family bathroom, with stairs leading to a versatile loft room on the second floor.

Outside, the private rear garden offers room to relax or reimagine, complete with a greenhouse and coal bunker. The property also benefits from a garage.

This is a rare opportunity to add real value and put your stamp on a well located family home. Get in touch today to book your viewing!

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STORM PORCH

4'2" x 1'11" (1.29m x 0.59m)

Wood door with double glazed panel, wall mounted light and a tiled floor.

ENTRANCE HALL

15'1" x 6'10" (4.62m x 2.09m)

uPVC double glazed front door with privacy glass panels, wood parquet flooring and two ceiling lights.

LIVING ROOM

16'6" x 12'4" (5.04m x 3.78m)

Wood parquet flooring, pendant light fitting, front aspect uPVC double glazed window, side aspect uPVC double glazed window, fireplace with gas fire.

DINING ROOM

10'2" x 9'4" (3.11m x 2.86m)

Wood door with privacy glass panel, wood parquet style flooring, central ceiling light.

CLOAK ROOM/WC

6'3" x 2'6" (1.92m x 0.77m)

Sliding wood door, central ceiling light, side aspect uPVC double glazed privacy window, single glaze wooden privacy window, low flush WC, wash hand basin.



KITCHEN 16'0" x 8'0" (4.89m x 2.45m)
Tiled floor, wooden door with privacy glass panel, uPVC double glazed door with glass panel, two triple spotlight fittings, two rear aspect uPVC double glazed windows, sliding aluminium single glazed window, a range of wall and base units, double bowl drainer sink with mixer tap and AGA.

STAIRCASE AND LANDING 10'9" x 5'11" (3.28m x 1.81m)
Pendant light fitting, carpeted floor, two uPVC double glazed side aspect windows, loft hatch, wooden bannister and spindles.

BEDROOM ONE 12'0" x 6'4" (3.68m x 1.94m)
Wood door with brass knobs, carpets, vinyl and floorboards, pendant light fitting, side aspect uPVC double glazed window and built in wardrobes.

BEDROOM TWO 15'6" x 9'10" (4.73m x 3.01m)
Wood door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed front aspect window, fitted wardrobes and airing cupboard.

BEDROOM THREE 10'11" x 9'10" (3.35m x 3.01m)
Wood door with brass handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and under stairs cupboard.

BATHROOM 6'4" x 5'6" (1.95m x 1.68m)
Wood door with brass knobs, vinyl floor, central ceiling light with heater, rear aspect uPVC double glazed privacy glass window, low flush WC, pedestal wash hand basin, walk in bath with mixer shower over and full splashback tiles.

SECOND STAIRCASE TO LOFT ROOM

LOFT ROOM 14'9" x 16'0" (4.5m x 4.90m)
Wood door with brass knobs, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, eaves storage and wooden handrail.

GARAGE 16'2" x 8'10" (4.94m x 2.70m)
With power, strip lights, pedestrian barn door and side aspect window, rear aspect uPVC double glazed window, two wall lights and an electric roller door.

EXTERIOR
To the front a block paved drive with car port, garden with mature shrubs, dwarf wall with raised bed, wrought iron gates and front brick perimeter wall. To the rear wooden fence surround, lawn, raised bed, concrete hardstanding, concrete coal house, greenhouse, uPVC garden gate and fence.



Floor Plans



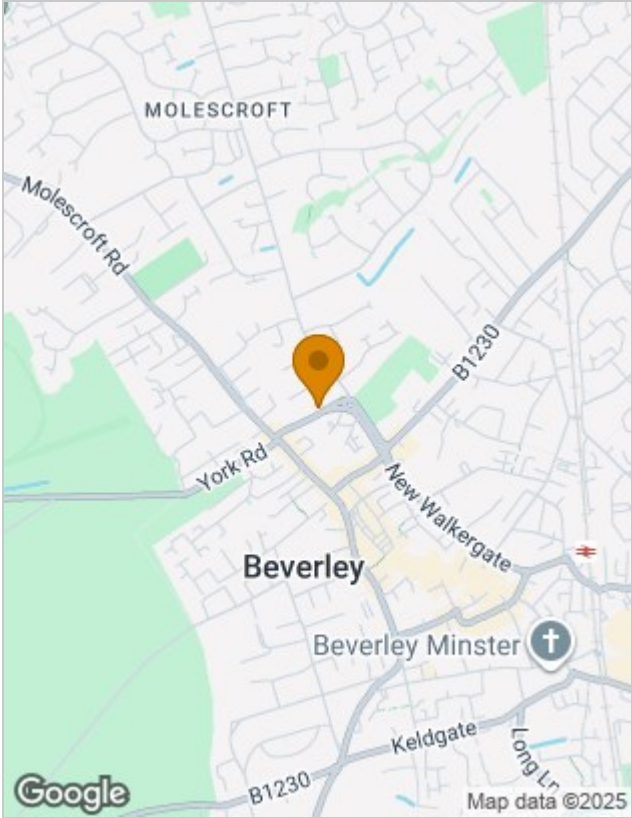
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

