



Ropery Close, Beverley, East Riding of Yorkshire
Asking Price £215,000





KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- En-Suite
- Large Reception Room
- Driveway
- Garage
- Private Garden
- Close to Town Centre
- Transport Links
- Close to Shops
- EPC rating C



DESCRIPTION

Presenting this semi detached three bedroom house close to the centre of Beverley. This house proudly offers a driveway and garage providing sought after off street parking. To the rear of the house is a secure private garden.

On the ground floor is a large dual aspect living room that is flooded with natural light, perfect for the whole family to enjoy. A kitchen that opens into the dining room provides a great space for entertaining.

On the first floor are three bedrooms, the main offering an en-suite. The further two bedrooms are served by the family bathroom.

This house offers something for the whole family to enjoy. Do not delay, call today and book your viewing.





PARTICULARS OF SALE

Hallway

1.33m x 1m (4'5" x 3'4")

Private entrance at the front of the property. Door leading to living room.

Living Room

7.05m x 3.24m (23'1" x 10'7")

A large dual aspect living room flooded with natural light. A perfect space for the whole family to unwind. Stairs leading to the first floor. Door leading to the kitchen.

Kitchen

2.16m x 2.92m (7'1" x 9'7")

A family kitchen that opens into the dining room. A range of base and wall units in cream with contrasting worktops. Fitted oven, hob and extractor. Under stairs storage cupboard.

Dining Room

2.86m x 2.88m (9'5" x 9'5")

Located at the rear of the property. Windows overlooking the private rear garden.

Bedroom

4.33m x 2.6m (14'2" x 8'6")

A large double bedroom with window to the rear elevation. Access to the en suite.

En Suite

2.16m x 1.46m (7'1" x 4'10")

A three piece suite comprising of low flush WC, hand basin and shower unit.

Bedroom

2.63m x 3.13m (8'7" x 10'4")

A generous bedroom with window to the front elevation.

Bedroom

2.63m x 2.69m (8'7" x 8'10")

A generous bedroom with window to the front elevation.

Garage

5.14m x 2.55m (16'11" x 8'5")

A garage to the front of the property with electric roller door, perfect for additional storage or secure parking.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

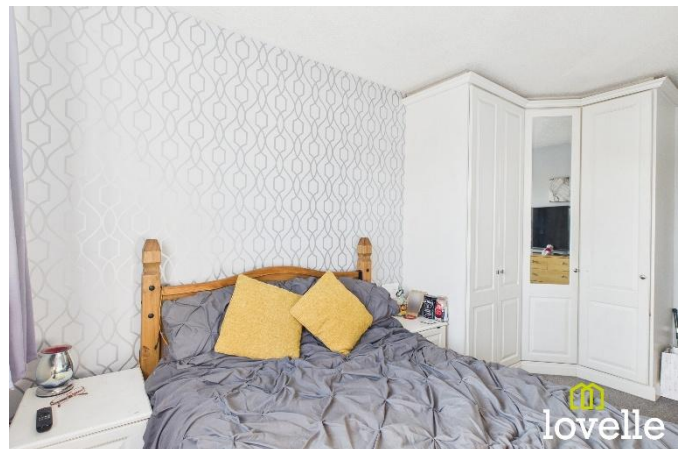
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

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Approximate total area⁽¹⁾

92.39 m²

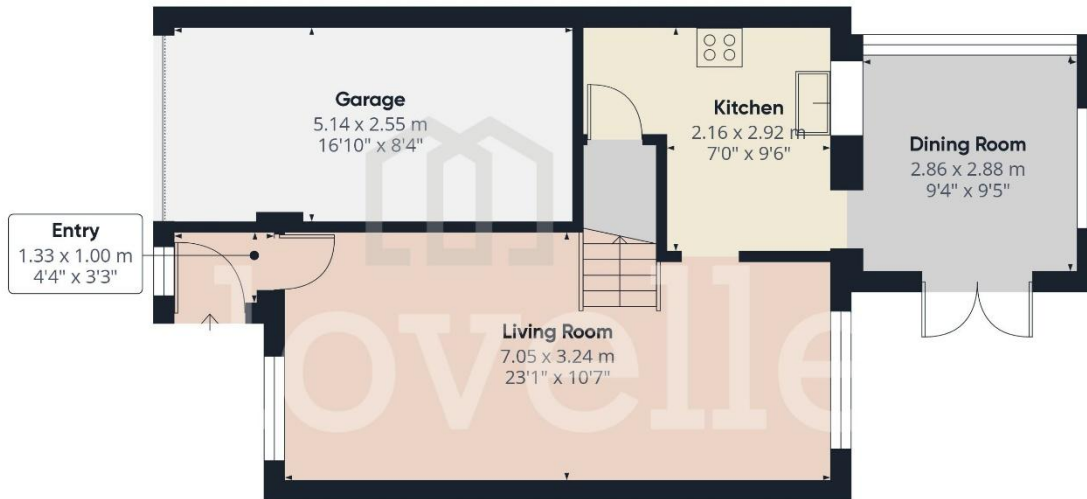
994.47 ft²

(1) Excluding balconies and terraces

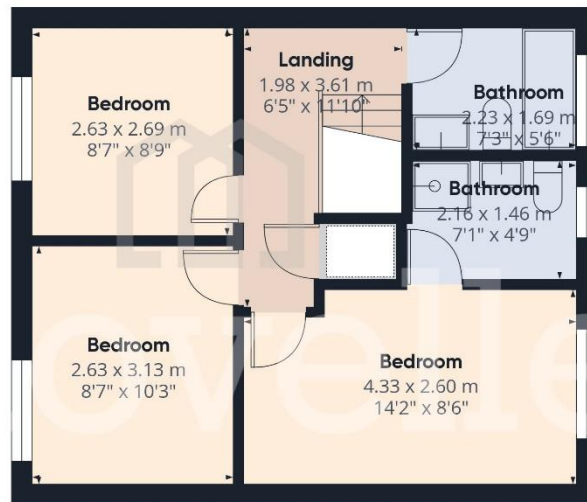
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1

