

# Whitakers

Estate Agents



## 7 Ropery Close, Beverley, HU17 0UF

**£229,950**

This deceptively spacious three-bedroom property has been much altered and enhanced to provide the growing family ample living space across two floors and is established on a private cul-de-sac within the town of Beverley : a location renowned for being well connected by highly accessible transport links and hosting an abundance of local amenities, leisure facilities and prestigious local schools.

The main features include: entrance hall, spacious through lounge, extension and fitted Kitchen / family room which has been extended into the original garage to the ground floor, the first floor sports a landing space with access to the loft hatch and leading to the master bedroom with en-suite, two further good bedrooms and a bathroom suite furnished with a three piece suite.

Externally to the front of the property there is a paved garden providing off-street parking for two cars. A side path with a gate leads to the rear of the property where there is a lawned garden and patio with well stocked borders and fencing to the surround. The residence also benefits from access to a wooden storage shed, an outdoor tap and waterbutts.

An internal inspection is advised at the earliest convenience to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Composite entrance door and Upvc double glazed window, gas central heating radiator. Leads to:

Through Lounge 23'4" x 10'9" maximum (7.12m x 3.29m maximum )



Upvc double glazed window, gas central heating radiators, laminate flooring, coved ceiling and staircase to the landing off.

Extension 11'4" x 8'4" (3.46m x 2.56m )



Upvc double glazed French doors leading to the garden, Upvc double glazed window and gas central heating.

Kitchen Family Room 28'0" x 9'8" (8.55m x 2.95m )



Two Upvc double glazed windows, two gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, stainless steel single drainer sink unit with a mixer tap, plumbing for an automatic

washing machine and dish washer, split level oven and hob with a cooker hood over, gas central heating boiler and an under stairs storage cupboard.

### First Floor

#### Landing



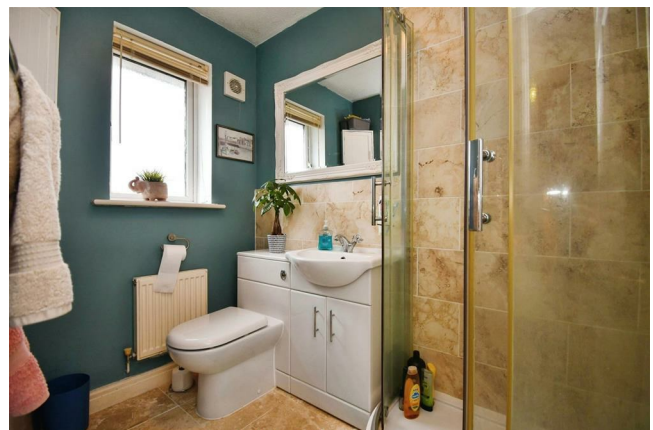
Access to the partly boarded loft space and a storage cupboard housing the hot water cylinder.

Bedroom One 14'5" x 8'9" maximum (4.40m x 2.68m maximum )



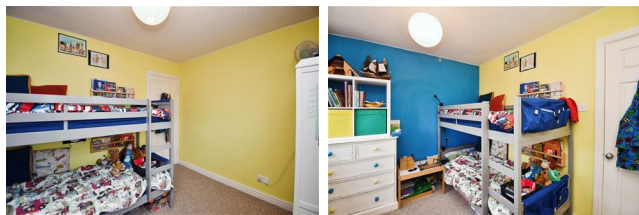
Upvc double glazed window, gas central heating radiator and a range of fitted bedroom furniture.

#### Bedroom One En Suite



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, and an extractor fan.

Bedroom Two 10'2" x 8'8" maximum (3.11m x 2.66m maximum )



Upvc double glazed window and a gas central heating radiator.

Bedroom Three 8'11" x 8'8" maximum (2.74m x 2.66m maximum )



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over and a shower screen, pedestal wash basin and a low flush WC, and an extractor fan.

External



To the front of the property there is a paved garden providing off-street parking for two cars. A side path with a gate leads to the rear of the property where there is a lawned garden and patio with well stocked borders and fencing to the surround. The residence also benefits from access to a wooden storage shed, an outdoor tap and waterbutts.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - C

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - Basic 14 Mbps /

Ultrafast 1000 Mbps

Broadband - EE / Vodafone / Three / O2

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

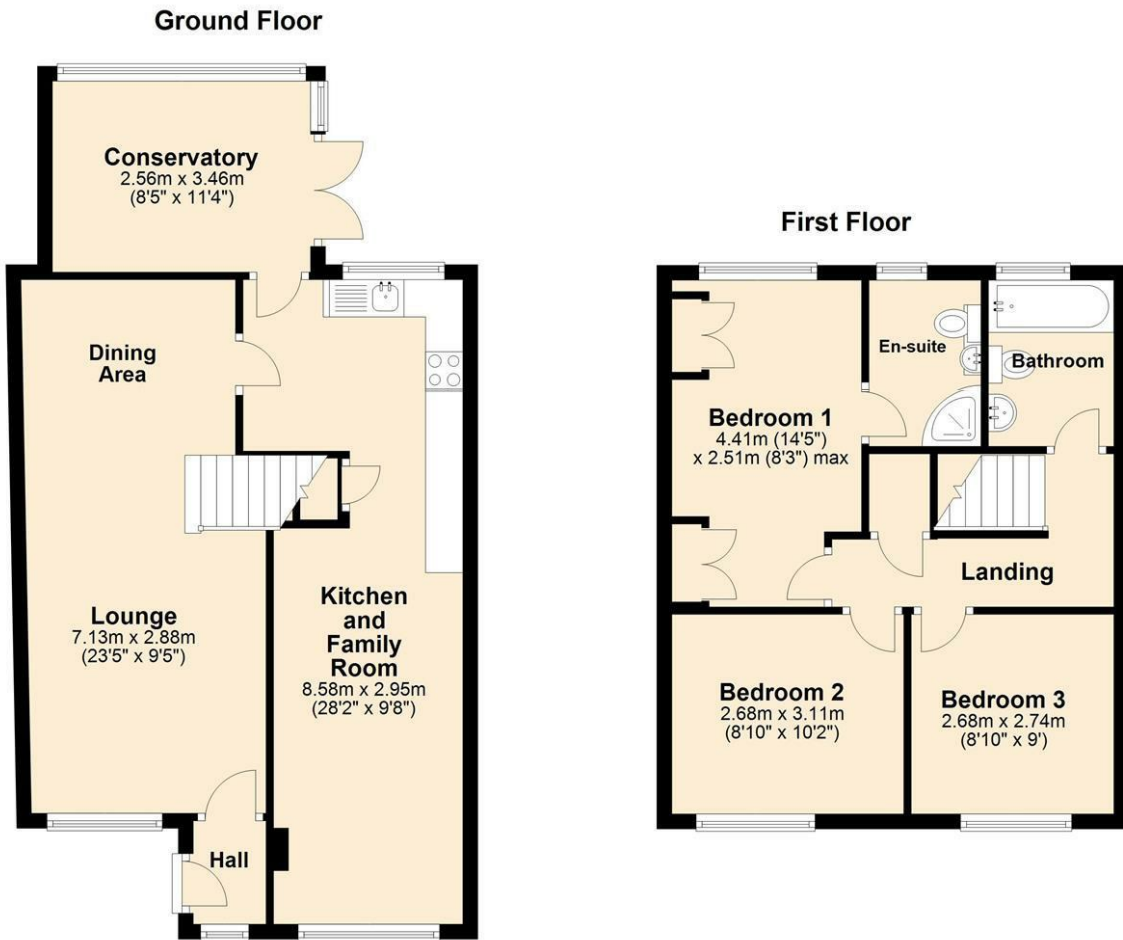
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

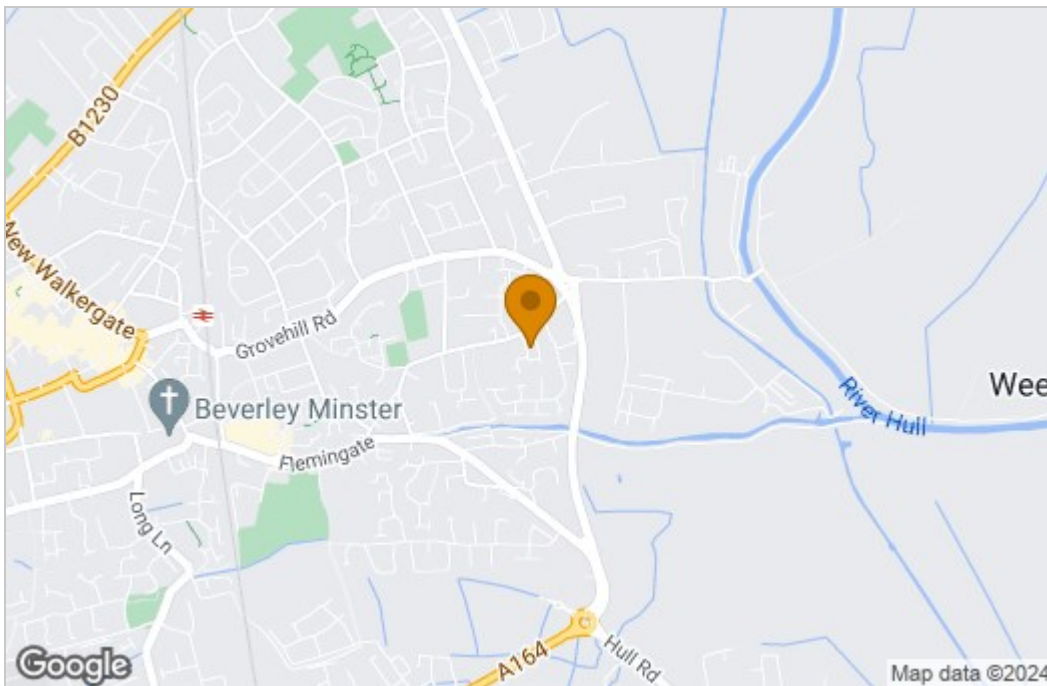
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# Floor Plan

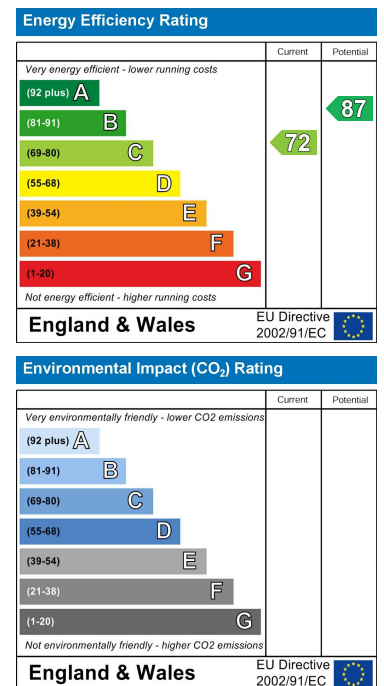


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.