

Whitakers

Estate Agents



8 Snowden Close, Beverley, HU17 0WG

£270,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this modern and detached family home, which is established on the tranquil residential location 'Snowden Close' in Beverley.

Externally to the front aspect, there is a lawned garden with a side drive that extends down the side of the property, and leads to the detached garage.

Upon entering the property, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a spacious lounge, and fitted kitchen / dining room with a range of integrated appliances.

A fixed staircase ascends to the first floor, which boasts a master bedroom with en-suite, two good bedrooms, and a bathroom furnished with a three-piece suite.

French doors in the kitchen / dining room open to the enclosed rear garden which is partly laid to lawn and complimented with a patio seating area.

Location

Snowden Close is a residential location nestled on a modern development within Beverley's civil parish. It maintains close proximity to major road networks, most notably the A164, without compromising on its tranquil setting, and to Flemmingate shopping centre, which in turn leads to the historic market town. The residence also falls within the catchment of Ofsted highly rated schools, primarily the Beverley St Nicholas Primary School.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with a side drive that extends down the side of the property, and leads to the detached garage.

Ground floor

Hall

Composite entrance door, UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Cloakroom

Central heating radiator, tiled flooring, and furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Lounge 14'2" x 12'2" (4.32 x 3.71)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Kitchen / dining room 8'9" x 20'2" (2.69 x 6.16)



UPVC double glazed French doors and window, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing

With access to the loft hatch, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 11'6" x 11'10" (3.51 x 3.61)



UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 11'8" x 11'10" (3.57 x 3.61)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 8'5" x 7'4" (2.57 x 2.24)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

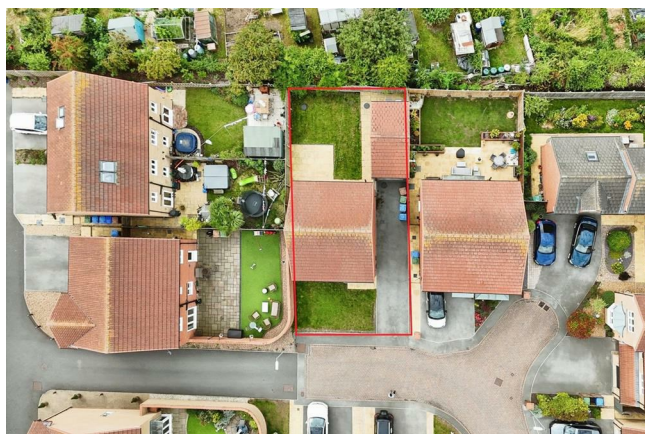
Rear external



French doors in the kitchen / dining room open to the enclosed rear garden which is partly laid to lawn and complimented with a patio seating area.

The residence also benefits from having an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WOO040008000

Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

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.

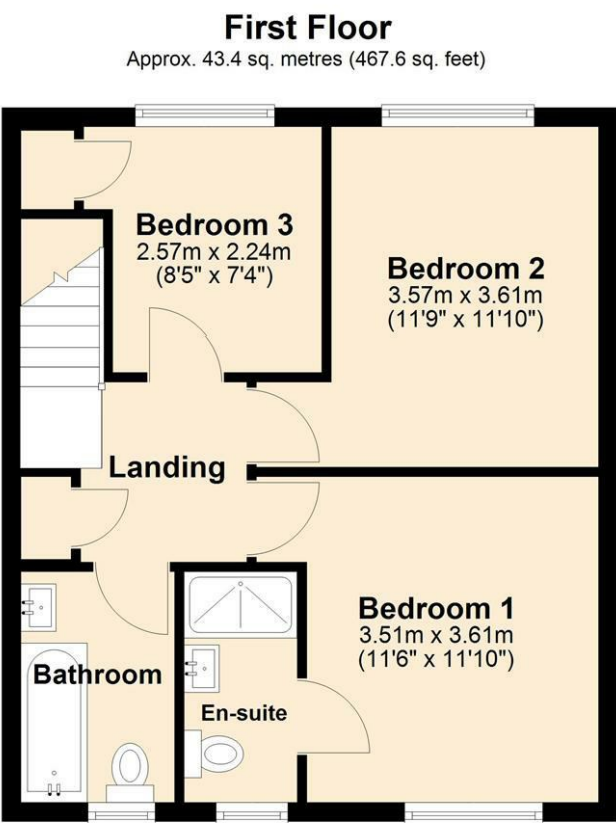
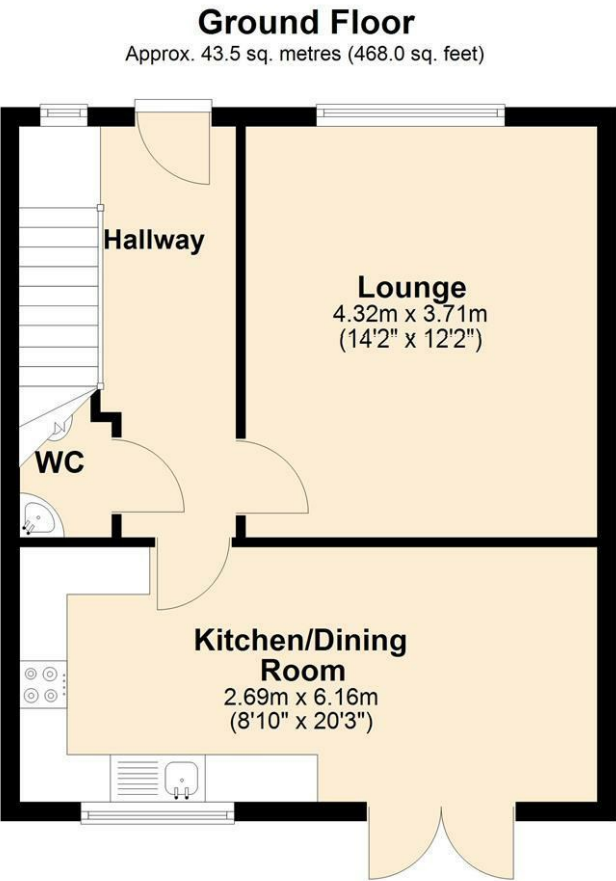
Free Market Appraisals / Valuations

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

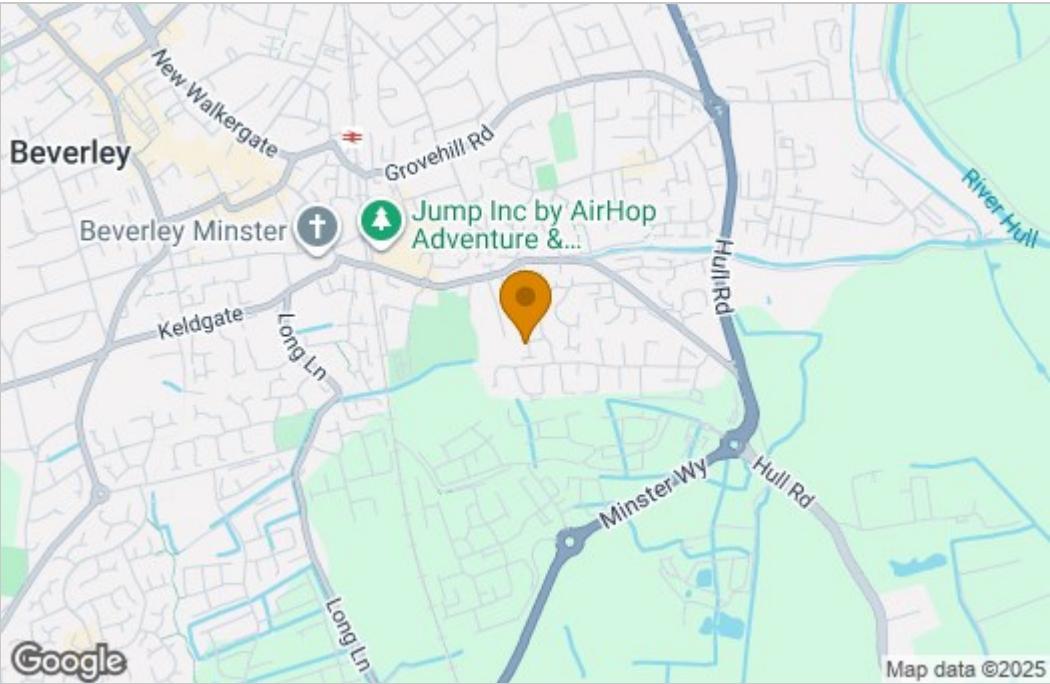
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Floor Plan

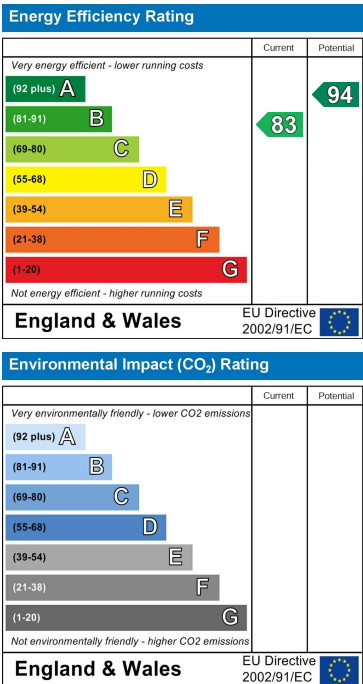


Total area: approx. 86.9 sq. metres (935.6 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.