



SYMONDS + GREENHAM

Estate and Letting Agents



229 Hull Road, Beverley, HU17 0RR **Offers in excess of £240,000**

OUTSTANDING TWO BEDROOM TRUE BUNGALOW - LOTS OF POTENTIAL - POPULAR LOCATION - NO CHAIN

Nestled in the charming village of Woodmansey, Beverley, this exceptional two-bedroom detached bungalow on Hull Road is a true gem waiting to be discovered. Boasting a delightful lounge, a bright conservatory, a well-appointed kitchen, and a modern shower room, this property offers a comfortable and inviting living space. The two cosy bedrooms provide the perfect retreat after a long day. Conveniently located near the bustling amenities of Beverley, Hull, and Kingswood, this bungalow combines the tranquillity of village life with easy access to urban conveniences. Step outside to be greeted by the stunning gardens at the front, ideal for relaxing in the sunshine or hosting gatherings with friends and family. The large brick built garage offers ample storage space, while the small outside areas at the rear provide a private spot to enjoy a morning coffee. Don't miss the opportunity to make this charming bungalow your new home sweet home in the heart of Woodmansey.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

17'1 x 14'0 max (5.21m x 4.27m max)

A fantastic family room with lots of space and natural light.

CONSERVATORY

10'0 x 5'1 max (3.05m x 1.55m max)

Another brilliant space.

KITCHEN

10'8 x 8'0 max (3.25m x 2.44m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob and plumbing for a washing machine.

SHOWER ROOM

With a low level WC, a hand basin and a walk in shower.

BEDROOM

11'1 x 8'10 max (3.38m x 2.69m max)

A wonderful bedroom with space for storage.

BEDROOM

11'0 x 8'1 max (3.35m x 2.46m max)

Another wonderful bedroom.

OUTSIDE

The property benefits from off street parking to the front, a large brick built garage, fantastic gardens to the front and small outside space to the rear and the side.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

TENURE

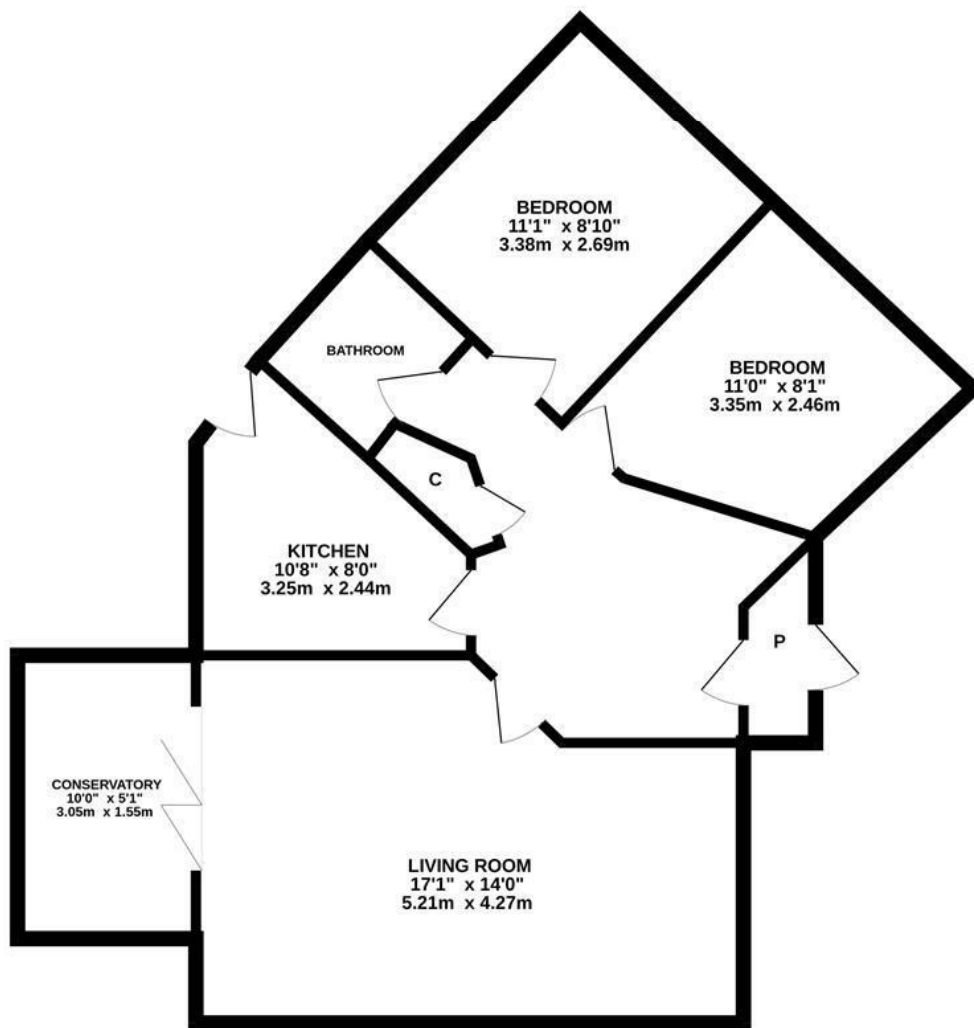
Symonds + Greenham have been informed that this property is freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

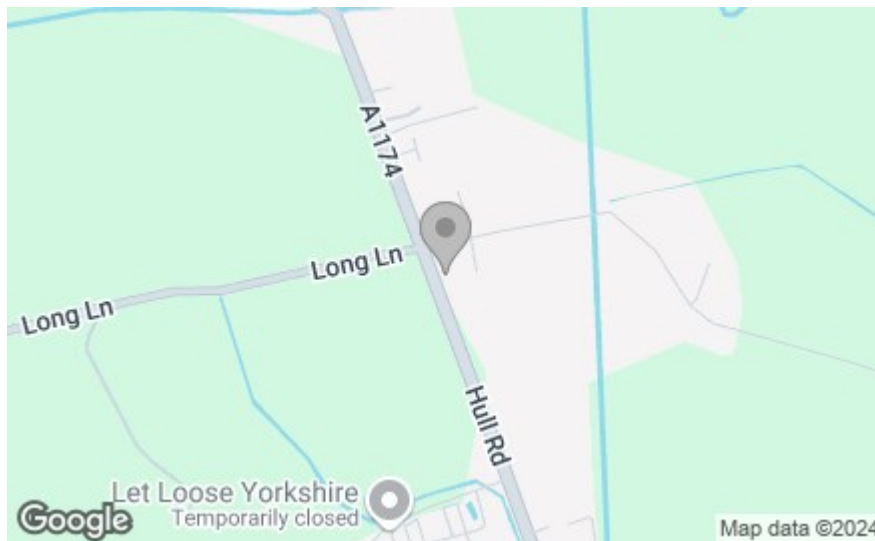
Symonds + Greenham have been informed that this property is in Council Tax Band C.

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		