



SYMONDS + GREENHAM

Estate and Letting Agents



21 Hill Crest, Beverley, HU17 7HS

£235,000

Situated in the sought-after area of Hill Crest, Beverley, this charming semi-detached home offers an ideal setting for first-time buyers or a growing family. With three well-proportioned bedrooms, it provides plenty of space for comfortable living. The inviting reception room is perfect for relaxing or entertaining, while a convenient downstairs utility room and WC add to the home's practicality.

A standout feature is the generous rear garden—a fantastic space for children to play, keen gardeners to thrive, or simply to unwind in the fresh air. The spacious plot allows plenty of room to personalise the outdoor area to suit your lifestyle. At the front, a large driveway provides ample parking for multiple vehicles, ensuring easy access for residents and guests alike.

Positioned close to local amenities, schools, and parks, this property offers both convenience and a welcoming community feel. With its combination of space, location, and a wonderful garden, this home is an opportunity not to be missed.

Could this be your next home? Arrange a viewing today.

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor

LOUNGE

15'8" x 11'2" (4.78m x 3.40m)

This spacious reception room boasts a large double glazed bow window to the front elevation, a feature chimney breast with a tiled hearth an multi fuel log burner and door to the kitchen diner

KITCHEN DINER

15'7" x 10'0" (4.75m x 3.05m)

A bright and spacious room with ample space for a dining table, fitted with a stylish range of white high-gloss laminate base, wall, and drawer units, complemented by granite-effect rolled edge worktops and an inset 'Franke' sink. Space is provided for freestanding appliances, including a cooker (beneath a fitted extractor fan), dishwasher, and washing machine. Additional features include a radiator a double glazed window overlooking the rear garden, and a built-in pantry housing the gas combi boiler.

DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and corner hand basin

UTILITY ROOM

9'8" x 4'9" (2.97m x 1.45m)

A versatile space with a fitted worktop, room for a freestanding tumble dryer, attractive floor tiling, a large understairs storage cupboard and door to the rear garden

FIRST FLOOR

LANDING

BEDROOM ONE

12'9" x 10'2" (3.91m x 3.10m)

An excellent sized double bedroom with fitted wardrobes

BEDROOM TWO

10'0" x 9'5" (3.05m x 2.87m)

A second good sized double bedroom with fitted wardrobes

BEDROOM THREE

9'4" x 7'0" (2.84m x 2.13m)

BATHROOM

Stylishly appointed with a modern white suite comprising a panelled bath with an overhead shower and glass screen, a pedestal wash basin, low level WC and tiles from floor to ceiling

OUTSIDE

Rear Garden – A paved patio area leads to a generous lawn extending to the rear boundary, all enclosed within fenced perimeters.

PARKING

The front of the property features a concrete driveway and a gravelled forecourt with planting beds and borders, offering ample parking for multiple vehicles.

Garage – A pre-fabricated sectional panel garage with an up-and-over door and a side personnel door provides further parking or external storage space

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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 BAND

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

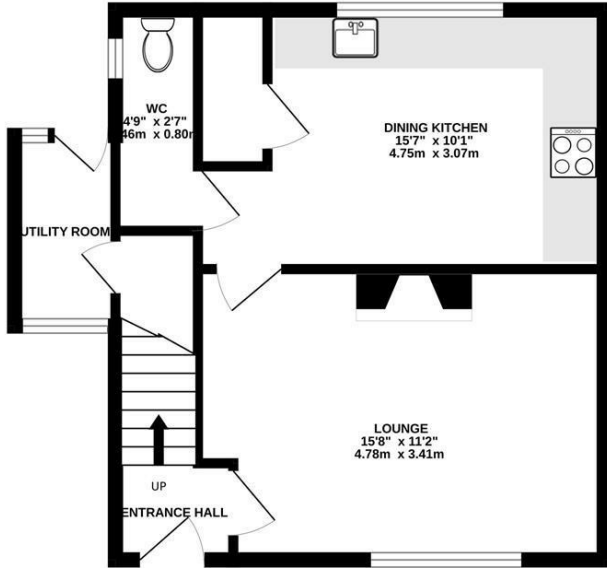
VIEWINGS

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

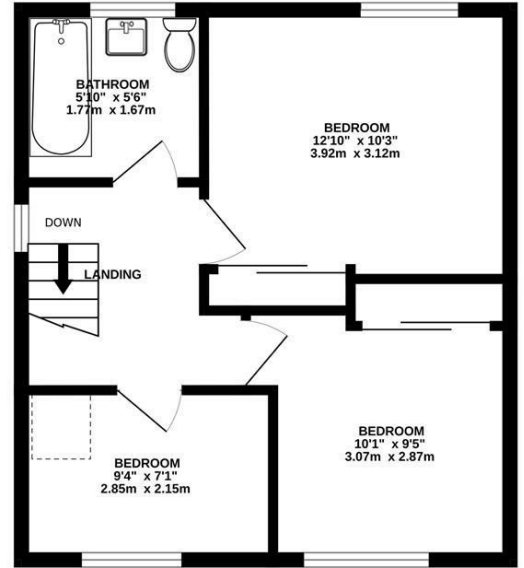
DISCLAIMER

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.

GROUND FLOOR
423 sq. ft. (39.3 sq.m.) approx.



1ST FLOOR
402 sq. ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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		86
(81-91) B		
(69-80) C	72	
(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		

