



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 67 Bielby Drive, Beverley, HU17 0RX

### Offers over £160,000

Tucked away in a quiet corner of Bielby Drive, near the sought-after Beckside area of Beverley, this well-presented end-terrace home offers comfortable living in a peaceful setting.

The ground floor features a bright lounge with a fitted carpet, fireplace, and staircase leading to the first floor. The spacious kitchen/diner is fully fitted with an oven and hob, has space for a fridge-freezer and one under-counter appliance, and benefits from an understairs storage cupboard. Patio doors lead into a UPVC double-glazed conservatory with laminate flooring, providing a pleasant additional living space with direct access to the rear garden.

Upstairs, the property offers a generously sized double bedroom with fitted carpet, a feature wall, built-in storage, and window dressings. The second bedroom is a single and includes fitted furniture, making it ideal as a child's room, guest space or home office. A fully tiled bathroom completes the first floor, comprising a white three-piece suite, electric power shower, built-in vanity storage, and laminate flooring.

Outside, the low-maintenance rear garden includes a patio, artificial lawn, and garden shed, while off-street parking is available at the front. Additional benefits include gas central heating and UPVC double glazing throughout.

## GROUND FLOOR

### LOUNGE

12'6 x 13'6 (3.81m x 4.11m )

A spacious lounge with stairs to the first floor, feature fire place and door to the kitchen

### KITCHEN

12'6 x 9'0 (3.81m x 2.74m )

With a range of eye and base level units with complementing work surfaces, an electric oven, four gas hob with overhead extractor fan, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, an understairs storage cupboard and door to the conservatory

### CONSERVATORY

9'6 x 9'1 (2.90m x 2.77m )

with French doors to the rear garden

## FIRST FLOOR

### LANDING

with airing cupboard

### BEDROOM ONE

12'6 x 12'8 (3.81m x 3.86m )

An excellent-sized double bedroom with overstairs storage cupboard

### BEDROOM TWO

6'1 x 9'8 (1.85m x 2.95m )

with fitted wardrobes

### BATHROOM

with low level WC, vanity hand basin unit, panelled bath with overhead shower attachment and tiles from floor to ceiling

### OUTSIDE

Outside, the low-maintenance rear garden includes a patio, artificial lawn, and garden shed, while off-street parking is available at the front

### PARKING

The property benefits from an allocated off street parking space to the front

### 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

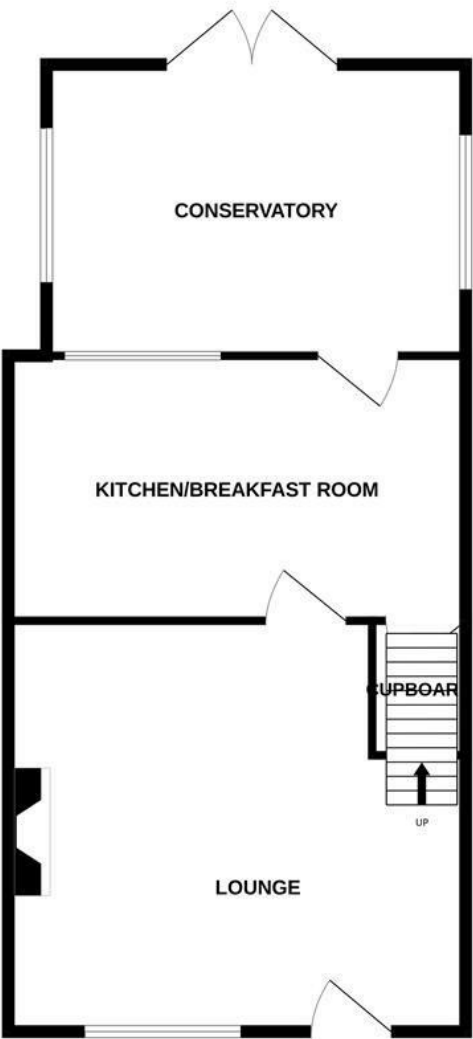
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### DISCLAIMER

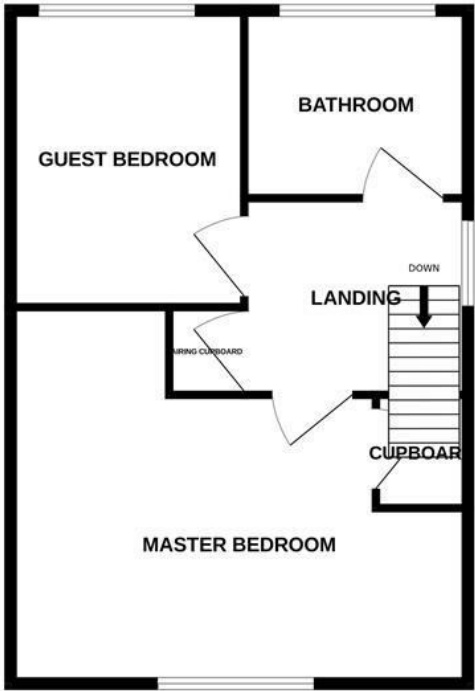
Symonds + Greenham do their utmost to ensure all the details

advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR



1ST FLOOR



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) <b>A</b>                          |  |                            | <b>85</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (02 plus) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

