



SYMONDS + GREENHAM

Estate and Letting Agents



10 Wilds Pasture, Beverley, HU17 8SW

£270,000

NEARLY NEW THREE-BED SEMI-DETACHED HOME IN DEIRA PARK - BUILT BY PETER WARD TO A HIGH STANDARD - MOVE-IN READY WITH STYLISH MODERN DECOR - SPACIOUS DINING KITCHEN WITH APPLIANCES - LOUNGE, UTILITY ROOM & WC - MASTER BEDROOM WITH EN-SUITE - OFF-STREET PARKING FOR TWO VEHICLES - PLEASANT REAR GARDEN - GREAT LOCATION WITH EASY ACCESS TO MINSTER WAY & LOCAL AMENITIES

Welcome to this exquisite semi-detached house located in the emerging Deira Park development on the southern edge of Beverley. This nearly new property, built to the high standards of Peter Ward, offers a remarkable opportunity for those seeking a modern and stylish home. With three well-proportioned bedrooms and two bathrooms, this residence is perfect for families or individuals who appreciate contemporary living.

As you step inside, you are welcomed by a charming entrance hall that leads to a comfortable lounge, an ideal space for relaxation. The heart of the home is the spacious dining kitchen, which is equipped with integrated appliances and provides direct access to a delightful rear garden. This outdoor space features a patio terrace, perfect for entertaining guests or enjoying peaceful evenings under the stars. The practicality of the ground floor is further enhanced by a separate utility room and a convenient guest WC. Upstairs, you will find three inviting bedrooms, including a master suite with its own en-suite bathroom, ensuring both privacy and comfort. A stylish house bathroom serves the other two bedrooms, making this home suitable for families or accommodating guests.

The exterior of the property boasts off-street parking for two vehicles, complete with an electric vehicle charger, a valuable feature in this sought-after area. The garden, with its patio and storage shed, provides a lovely outdoor retreat for relaxation and leisure. Situated in Deira Park, this home offers easy access to Minster Way for straightforward commuting, while local amenities are just a short stroll away.

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

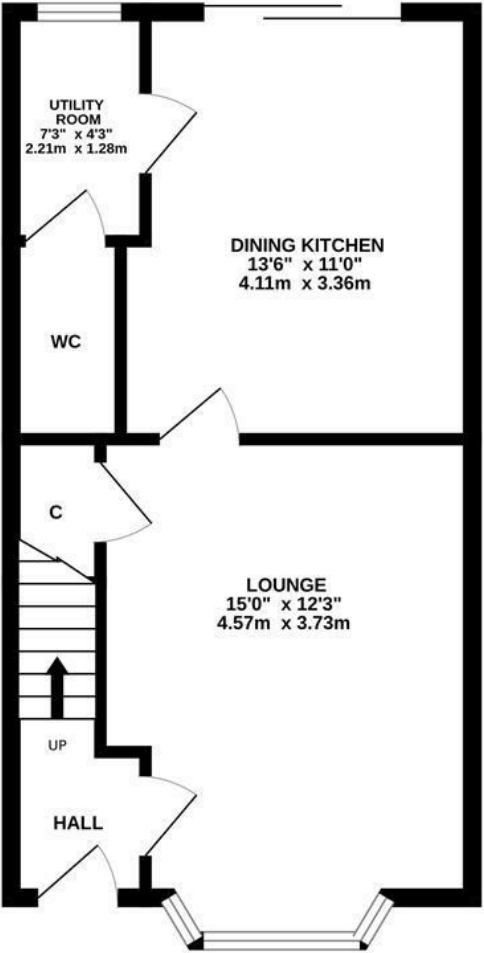
TENURE

Symonds + Greenham have been informed that this property is Freehold

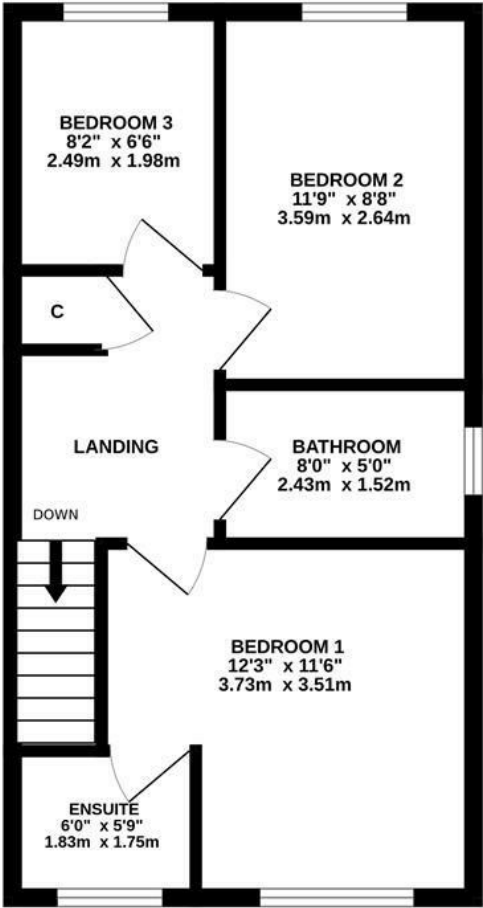
VIEWINGS

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

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



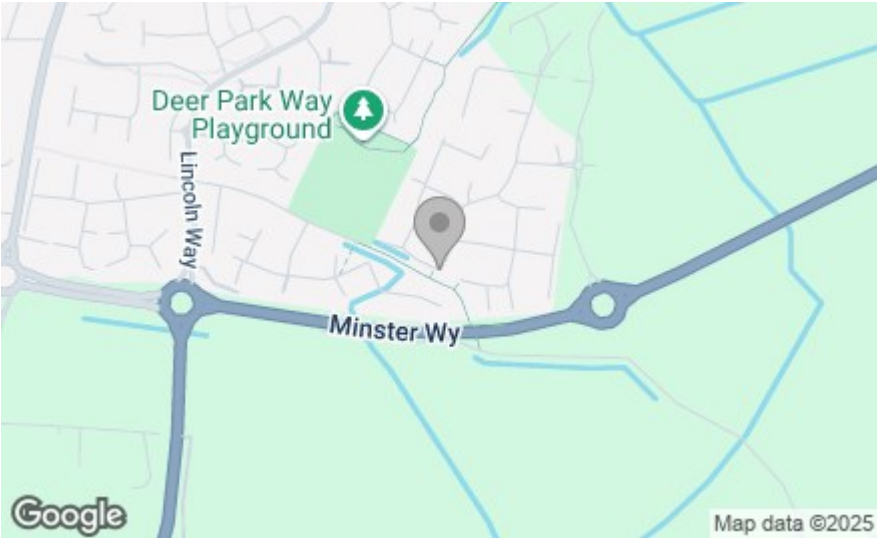
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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	95
(81-91) B	84
(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