



46 Queensgate
Beverley, East Yorkshire HU17 8NW
Offers over £170,000

WP WOOLLEY
& PARKS

*****A TRADITIONAL MID TERRACE HOUSE IN A HIGHLY CONVENIENT LOCATION - REQUIRES MODERNISATION - NO ONWARD CHAIN*** 360° VIRTUAL TOUR AVAILABLE ONLINE*****

ATTENTION FIRST TIME BUYERS, DOWNSIZERS, PROPERTY RENOVATORS AND INVESTORS! Representing a fabulous opportunity for a buyer to create a home to their own individual tastes, this established mid terrace house will appeal to anyone seeking a **PROJECT**, with huge scope for general improvement. The accommodation briefly comprises Entrance Hall, Two Reception Rooms, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor and a generous garden to the rear. **ACT QUICKLY** to avoid missing out!



Entrance Hall

A uPVC double glazed panel door opens into a hallway with fitted carpet and straight flight staircase leading off.

Front Reception 13'8" x 10'0" (4.17m x 3.05m)

With a double glazed walk-in bay window to the front elevation, ornate ceiling coving, fitted carpet and a gas fire set within a tiled fireplace.

Back Reception 12'8" x 10'7" (3.86m x 3.23m)

With a double glazed window to the rear elevation, fitted carpet, gas fire set within a tiled fireplace and access to a storage cupboard below the stairs.

Kitchen 12'2" x 6'11" (3.71m x 2.11m)

The kitchen has a basic fitment of units with stainless steel sink, splash back tiling, plumbing for washing machine, built-in pantry cupboard, timber framed window and a uPVC double glazed panel door opening to the rear courtyard.

Bathroom 6'11" x 5'8" (2.11m x 1.73m)

A white suite comprises of a panelled bath with electric shower over, pedestal wash basin and WC, with splash back tiling, vinyl flooring, gas heater and a double glazed window.

First Floor Landing

With built-in storage cupboard, loft access hatch and fitted carpet.

Bedroom One 13'4" x 10'11" (4.06m x 3.33m)

A generous double room with fitted carpet and double glazed window.

Bedroom Two 12'9" x 7'11" (3.89m x 2.41m)

With built-in cupboard, fitted carpet and a double glazed window.

Bedroom Three 7'11" x 6'11" (2.41m x 2.11m)

With fitted carpet and a double glazed window.

Rear Garden

Immediately to the rear of the house is a courtyard area with a right of access for the neighbouring properties running across it. A generous lawned garden extends beyond, with storage sheds and fenced perimeter.

Services

The property is understood to be connected to all mains services.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in

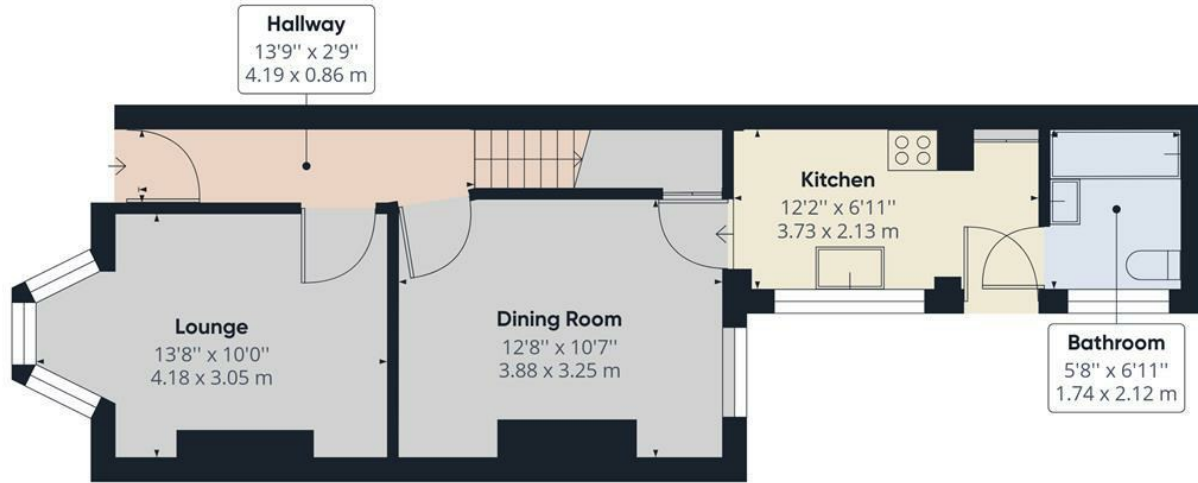
these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

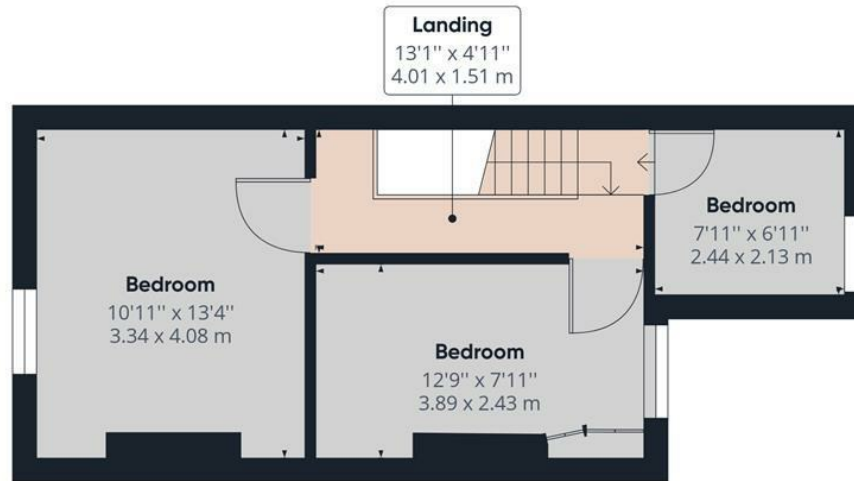
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

774.06 ft²
71.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
92-100 (A)	88	10-15 (A)	44
81-91 (B)			
69-80 (C)			
55-68 (D)			
40-54 (E)			
21-39 (F)			
1-19 (G)			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC