



**2 Johnston Court**  
**Beverley, East Yorkshire HU17 9GF**  
**Offers over £200,000**

**W&P** WOOLLEY  
& PARKS

\*\*\* AN IMMACULATLY PRESENTED END TERRACE HOME - IDEAL FIRST TIME BUY, INVESTMENT OR DOWNSIZE - NO ONWARD CHAIN \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Maintained and presented to a wonderfully high standard, both inside and out, this attractive end terrace home is ready for a buyer to move straight in! Situated in a pleasant position, within the popular Lockwood Road development, the property offers a range of accommodation briefly comprising Entrance Hall, Living Room and Breakfast Kitchen to the ground floor, with three Bedrooms and the house Bathroom upstairs. With private parking bay plus shared visitors bay in front of the house, and a delightful garden to the rear. Offered with the benefit of NO ONWARD CHAIN - ACT QUICKLY to avoid missing out!



**Entrance Hall** 4'1" x 3'4" (1.24m x 1.02m)

A modern composite entrance door, with double glazed panel detail, opens to a lobby area with radiator, fitted carpet and staircase leading off.

**Lounge** 15'11" x 10'5" (4.85m x 3.18m)

A nicely proportioned reception room with ceiling coving, fitted carpet, radiator, TV/media points and a double glazed window to the front elevation. An electric fire set upon a granite composite hearth and back, with painted mantelpiece surround, creates an appealing focal point.

**Dining Kitchen** 13'4" x 8'6" (4.06m x 2.59m)

A very smartly appointed kitchen with space to accommodate a dining table, comprehensively fitted with a range of base, wall and drawer units in a high-gloss laminate finish with oak finish worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob with pull out extractor hood above, and a fridge, with recess space to accommodate a freestanding washing machine. The gas central heating boiler is neatly housed within a wall cabinet. With tile effect vinyl flooring, generous built-in cupboard below the staircase, double glazed window to the rear elevation and composite external door with double glazed panel, opening to the rear garden.

**First Floor Landing**

With fitted carpet, built-in airing cupboard, loft hatch and a double glazed window to the side elevation.

**Bedroom One** 10'4" x 8'10" (3.15m x 2.69m)

A nicely proportioned double room with ceiling coving, radiator, TV point, built-in wardrobe, fitted carpet and a double glazed window to the front elevation.

**Bedroom Two**

9'10" x 5'4" widens (3.00m x 1.63m widens) A generous single room with radiator, ceiling coving, fitted carpet and a double glazed window to the rear elevation.

**Bedroom Three**

6'10" x 5'7" plus recess (2.08m x 1.70m plus recess) Also a single room, with radiator, fitted carpet and a double glazed window to the rear elevation.

**Bathroom** 6'5" x 5'5" (1.96m x 1.65m)

A beautifully appointed facility features a modern white suite comprising panelled bath with shower over and glass side screen, vanity wash basin and WC with fitted cabinetry. With chrome towel radiator, extractor fan, mirrored vanity cabinet, attractive wall tiling and slate tile effect flooring.

**External**

The property boasts an attractive frontage, with a gravelled forecourt garden, central planting bed and dwarf box hedging. A pathway approaches the front door from the allocated parking bay, with a shared visitors parking bay alongside. The pathway continues along the side of the property, giving access to the rear garden.

**Rear Garden**

The garden is neatly landscaped to provide a paved patio terrace, lawn and established planting borders, and includes a storage shed. Enjoying a south-easterly aspect and set within a recently renewed fence perimeter.

**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 - C.

**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:**

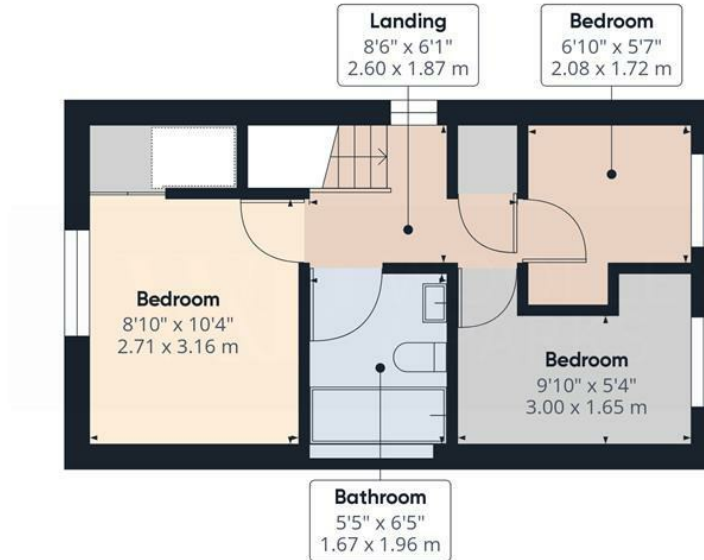
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

622.56 ft<sup>2</sup>  
57.84 m<sup>2</sup>

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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