



**17 Hornbeam Close**  
**Beverley, East Yorkshire HU17 0XH**  
**Price £200,000**

**WP** WOOLLEY  
& PARKS

\*\*\* £10,000 ALLOWANCE TOWARDS DEPOSIT \*\*\* MODERN TWO BED SEMI-DETACHED HOUSE WITH OFF STREET PARKING \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

A lovely semi-detached modern home presented in immaculate condition and offered to the market with £10,000 ALLOWANCE TOWARDS YOUR DEPOSIT. Situated within the 'Queens Court' development constructed by Barratt Homes, this ideal first time home was built in 2021 and is extremely well presented throughout with neutral decor. The internal accommodation briefly comprises; Entrance Hall, Lounge, Kitchen and WC to the ground floor. At first floor are two generous double Bedrooms and the Bathroom. The property enjoys a rear garden and off street parking for two cars. Located within the historic market town of Beverley, this popular town boasts an extensive range of amenities to include cafes, restaurants, shops, supermarkets and much more.



### **Entrance Hall**

Enter through composite front door.

### **Lounge**

11'7" x 12'10" (3.54 x 3.92)

A naturally well lit reception room with carpeted flooring, staircase to first floor, media panel, radiator and window to front elevation.

### **Inner Hall**

Storage cupboard and vinyl flooring.

### **WC**

3'4" x 6'2" (1.04 x 1.88)

WC, wash basin with tiled splash back and mixer tap, privacy window with fitted blind, vinyl flooring, radiator and extractor fan.

### **Kitchen**

7'7" x 12'8" (2.32 x 3.88)

Offering a range of base, wall and drawer units with wood effect laminate work tops with matching upstands, under unit lighting and stainless steel single drainer sink with mixer tap. Integrated appliances include electric oven, gas hob with stainless steel splash back and extractor hood over, fridge freezer, dishwasher and washing machine. With uPVC French doors opening into the rear garden and vinyl flooring.

### **First Floor Landing**

Carpeted flooring, radiator and loft access hatch.

### **Bedroom One**

9'4" x 9'3" (2.85 x 2.83)

A double bedroom with window to the front elevation, carpeted flooring, radiator, large wardrobe recess and built-in storage cupboard.

### **Bedroom Two**

7'5" x 12'10" (2.28 x 3.92)

A second double bedroom with window to the rear elevation, carpeted flooring and radiator.

### **Bathroom**

5'11" x 5'6" (1.82 x 1.68)

Comprising bath with full height tiling and mixer tap, shower over and shower screen, wash basin with

mixer tap and tiled splash back. Vinyl flooring, radiator, extractor fan and privacy window with fitted blind.

### **Garden**

The rear garden is partly laid to lawn with a patio directly to the rear of the property and a decked area provides the ideal spot for outdoor seating and dining. There is a garden shed and the garden is fully fenced and enclosed with a garden gate.

### **External**

A brick set driveway to the front of the property provides parking for two cars. A paved path leads to the rear garden gate.

### **Agents Note :**

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

### **Council Tax :**

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band B.

### **Disclaimer :**

These particulars are produced in good faith, are set out as a general guide only and do not 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.

### **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.

### **Services :**

The property is understood to be connected to all main services. Heating is supplied by way of a gas fired combination boiler.

### **Tenure :**

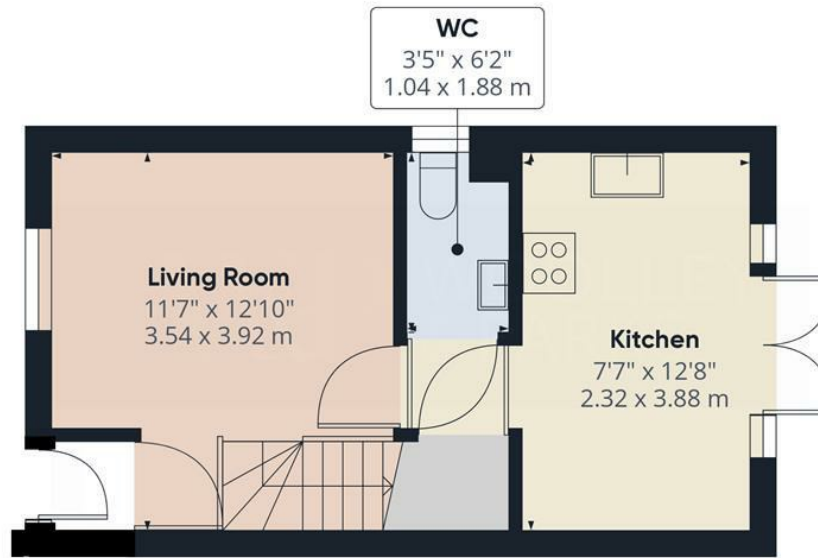
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### **Virtual Viewing / Videos :**

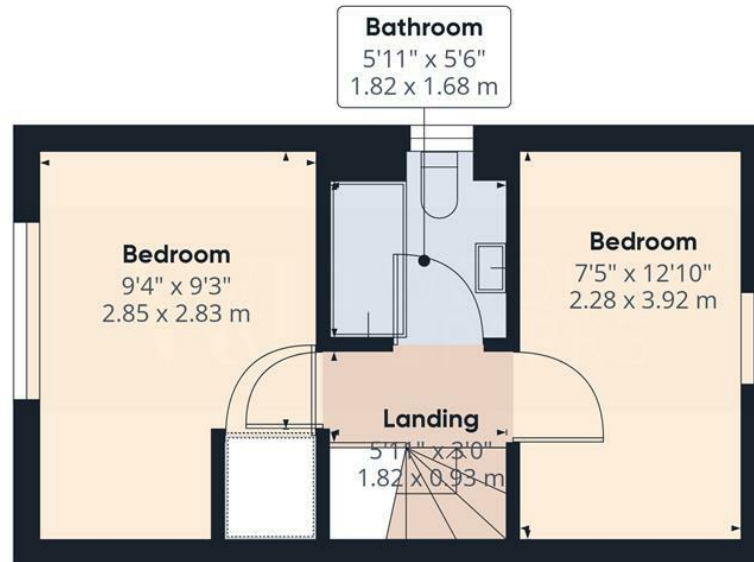
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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







Ground Floor



Floor 1

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

556.41 ft<sup>2</sup>  
51.69 m<sup>2</sup>

(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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