



14 Holgate Close
Beverley, East Yorkshire HU17 0RQ
Price £172,500

WP WOOLLEY
& PARKS

*** £5,000 ALLOWANCE TOWARDS DEPOSIT *** A NEAT AND TIDY END TERRACE HOME - IDEAL FIRST TIME BUY, DOWNSIZE OR INVESTMENT
*** 360° VIRTUAL TOUR AVAILBLE ONLINE ***

Standing in a pleasant cul-de-sac location, in the popular 'Beckside' area of Beverley, this attractive end terrace home is presented to a wonderful standard throughout, allowing a buyer to move straight in and enjoy! Briefly comprising Entrance Lobby, Lounge and Dining Kitchen to the ground floor, with two double Bedrooms and House Bathroom to the first floor. Outside there is off street parking for two vehicles in front of the house, and a delightful garden to the west-facing rear. Early viewing is highly recommended!



Entrance Lobby 3'10" x 2'3" (1.17m x 0.69m)
A uPVC double glazed panel door opens to a welcoming lobby area, with fitted carpet and double glazed window to the side.

Lounge 13'9" max x 13'3" (4.19m max x 4.04m)
A bright and airy reception room features TV/telephone points, radiator, built-in storage cupboard below the staircase, fitted carpet and a double glazed window to the front elevation.

Dining Kitchen 13'7" x 8'1" (4.14m x 2.46m)
Modernised and stylishly fitted with a comprehensive range of base, wall and drawer units in a sage green Shaker finish, with woodgrain effect worktops, matching upstands and a stainless steel sink unit. Integrated appliances include an electric oven and gas hob with stainless steel splash back and extractor cowl over, with recess space for freestanding fridge freezer and washing machine. A wall cabinet neatly houses the gas combi boiler. With radiator, vinyl flooring, double glazed windows to the rear elevation and a double glazed panel door opening to the rear garden.

First Floor Landing
With fitted carpet, loft access hatch and a double glazed window to the side elevation.

Bedroom One 11'4" x 10'3" (3.45m x 3.12m)
A generous double room with radiator, fitted carpet, built-in storage cupboard and a double glazed window to the front elevation.

Bedroom Two 9'10" x 7'10" (3.00m x 2.39m)
Also a double room, again with radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 6'8" x 5'5" (2.03m x 1.65m)
Smartly appointed with a modern white suite

comprising of a panelled bath with shower over and folding glass side screen, vanity wash basin with drawers below, and the WC. With attractive quartz effect wall boarding, vinyl flooring, chrome towel radiator, extractor fan and a double glazed window.

External
In front of the property there is a tarmac parking bay, with a gravelled hardstanding alongside, allowing off street parking for two vehicles.

Rear Garden
A neatly landscaped garden features a paved patio terrace, leading on to a shaped lawn with established planting borders and a crushed slate pathway extending to a further terrace area. Set within a fenced perimeter with gated access.

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.

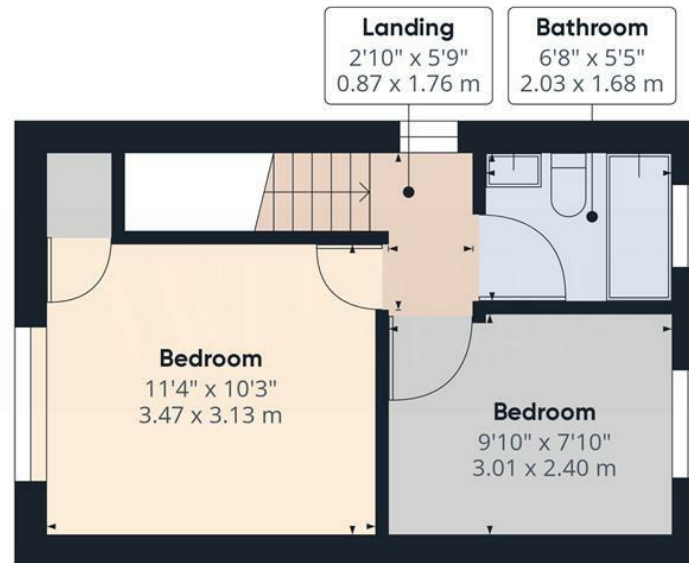
Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

577.25 ft²
53.63 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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