



18 Lowfield Road
Beverley, East Yorkshire HU17 9RE
Asking price £235,000

WP WOOLLEY
& PARKS

AN ATTRACTIVE, EXTENDED FAMILY HOME IN A POPULAR RESIDENTIAL LOCATION - OFFERED WITH NO ONWARD CHAIN 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This wonderful link-detached family home is certainly worthy of closer inspection! Occupying a pleasant position, close to a range of local amenities and within easy reach of the town centre, with off street vehicle space, garage and a private rear garden. The accommodation offers a well balanced layout, with Entrance Hall and Cloaks/WC, generous Lounge and a Breakfast Kitchen, which is open plan to a fantastic Day Room extension with doors leading out to the gardens, whilst upstairs, there are three Bedrooms and a Shower Room.



Entrance Lobby 3'7" x 3'5" (1.09m x 1.04m)
A uPVC external door, with double glazed panel detail, opens to a lobby space with double glazed privacy window and laminate flooring.

Downstairs WC 5'7" x 2'7" (1.70m x 0.79m)
A most useful convenience, with WC and wall mounted hand basin, laminate flooring, radiator and double glazed privacy window.

Lounge 14'11" x 14'9" (4.55m x 4.50m)
A spacious and naturally light reception room features a double glazed window to the front elevation, ceiling coving, radiator, TV point, fitted carpet and stairs leading off. A beautiful feature fireplace with painted mantelpiece surround provides a lovely focal point.

Breakfast Kitchen 14'9" x 10'8" (4.50m x 3.25m)
Comprehensively fitted with a range of base, wall and drawer units with painted fronts, granite effect rolled edge work tops and breakfast bar, stainless steel sink unit and splash back tiling. Integrated appliances include a gas hob with stainless steel extractor cowl, electric oven, microwave. With ceiling coving, radiator, tiled flooring and double glazed window.

Day Room 15'0" x 11'9" (4.57m x 3.58m)
A wonderful extension of the living space, open plan to the kitchen, with oak effect flooring, TV point, radiator and two sets of double glazed French doors opening to the garden.

First Floor Landing
With ceiling coving, fitted carpet, double glazed window and loft access hatch.

Bedroom One 12'10" x 8'8" (3.91m x 2.64m)
With ceiling coving, TV point, radiator, fitted carpet and double glazed window.

Bedroom Two 12'11" x 7'9" (3.94m x 2.36m)
With ceiling coving, fitted carpet, radiator, double glazed window and a built-in cupboard housing the gas combination boiler.

Bedroom Three 8'9" x 6'10" (2.67m x 2.08m)
With fitted carpet, radiator and double glazed window.

Shower Room 5'10" x 5'5" (1.78m x 1.65m)
A white suite comprises shower enclosure with glass partition, wall mounted wash basin and WC. With radiator, attractive wall tiling and double glazed window.

External
In front of the property is a concrete driveway and gravelled forecourt providing ample vehicle space.

Garage
With electric roller door from the driveway, personnel door to the rear, electric light and power sockets.

Rear Garden
The rear garden enjoys a fair degree of privacy, with timber fencing to the perimeters. Landscaped to provide an area of lawn with gravel and shrub borders, and a gravelled and paved terrace area.

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:

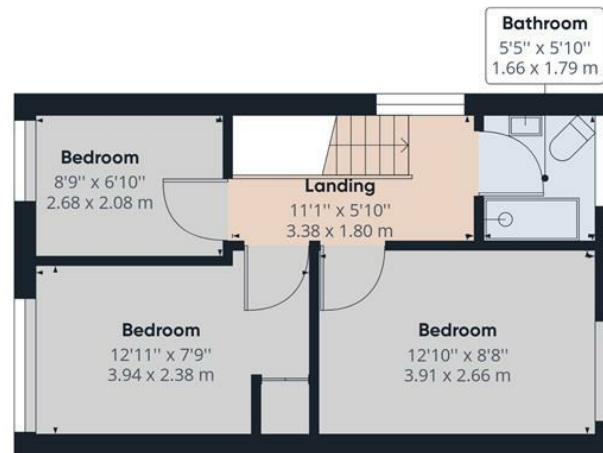
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1077.24 ft²
100.08 m²

Reduced headroom

15.03 ft²
1.40 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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