



Manor Road, Beverley



Offers in the region of £260,000

- Close to amenities
- Sought after location
- Great transport links
- Family home
- Three Bedrooms
- Two bathrooms
- Freehold
- EPC rating D



This property is located in the much sought after location on the fringe of Beverley town centre.

Offers convenient access to local amenities and transport links to Hull and surrounding villages, whilst being within walking distance of the town centre.

This three bedroom home is ready for a new family to put their stamp on it and make it their new home. To the ground floor there is an entrance hallway leading into the Lounge / Diner with French doors leading to the garden and door through to the Kitchen, inner Lobby and G/F Bathroom.

To the first floor there are three bedrooms and a family bathroom.

This property also benefits from off street parking for two vehicles and a private garden to the rear.



External Approach

The property is situated on Manor Road with off-road parking provided for one vehicle and a landscaped front garden.

Entrance Hallway

Entry via double glazed door into the entrance hallway with carpet to flooring.

Providing direct access to the lounge / diner with staircase leading up to the 1st floor landing.

Lounge / Diner

5.42m x 7.34m (max to extents)

Ample sized lounge and dining area with UPVC window overlooking the front of the property and french doors providing access to the rear garden. Carpet laid to flooring, x1 radiator and TV point.

Door providing access to kitchen.

Kitchen

2.73m x 2.72m (9'0" x 8'11")

Comprising a range of base and wall units in white gloss with contrasting laminate worktop. Single bowl stainless steel one and a half bowl sink with mixer tap over and upstands to match worktop.

Space provided for freestanding fridge freezer, space and plumbing for washing machine. Cooking facilities include double electric oven and gas hob with integrated extract hood over.

Vinyl to flooring and door providing access to rear lobby.

Rear Lobby

Providing access to the ground floor bathroom and to the rear garden, with double glazed window to the side overlooking the rear of the property. Vinyl to flooring.

G/F Bathroom

3.1m x 1.96m (10'2" x 6'5")

Three piece white bathroom suite, comprising pedestal sink, close coupled toilet and bath with shower screen. Two double glazed windows overlooking the rear of the property. Vinyl to flooring.

Landing

Providing access to three first floor bedrooms and bathroom.

Carpet to flooring.

Bedroom 1

3.32m x 4.53m (max to extents)

Double room complete with double glazed windows overlooking the front aspect of the property. Carpet laid to flooring.

Bedroom 2

3.32m x 2.73m (max to extents)

Double room complete with double glazed window overlooking the rear aspect of the property. Carpet laid to flooring.

Bedroom 3

2.62m x 1.99m (8'7" x 6'6")

Single room complete with double glazed window overlooking the front aspect of the property. Carpet laid to flooring.

Bathroom

1.65m x 1.95m (5'5" x 6'5")

Three piece white bathroom suite, comprising pedestal sink, close coupled toilet and bath with shower screen. Double glazed window overlooking the rear of the property.

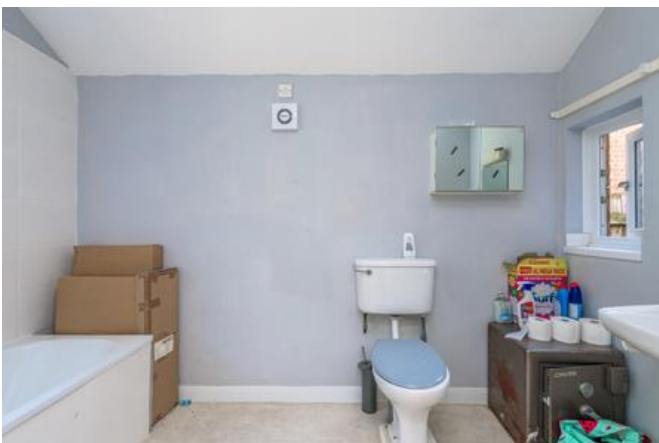
Vinyl to flooring.

Rear Garden

Private fenced garden with raised borders, turf laid to lawn and a small paved area. Gate providing side access.

Parking

Off-street parking is available for two vehicles on the driveway to the front of the property.





Services

Mains gas, water, electricity and drainage are connected to the property.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Heating

The property has the benefit of a gas fired central heating system (not tested).

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C'.

Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

Mortgages

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

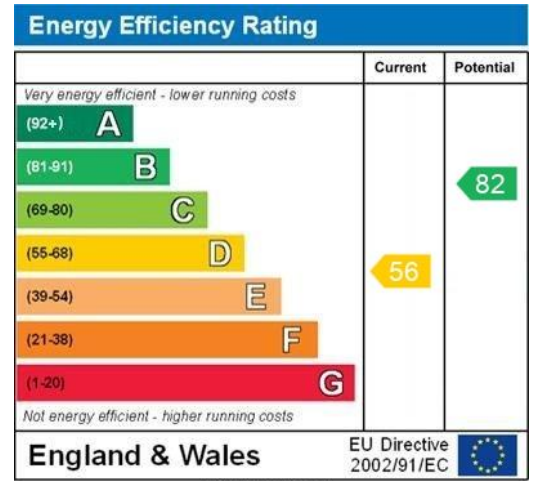
Ground Floor



First Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.



WWW.EPC4U.COM



Northwood Beverley and Hull

01482 444 440

beverleyandhull@northwooduk.com