



8 Risby Place, Beverley, HU17 8NT
£269,950

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

We are delighted to offer for sale this extended and improved semi detached house located on a corner plot on a popular development with access to amenities, transport links and Beverley centre plus with access to 'Outstanding' Primary and secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a bespoke timber kitchen with quartz worktops and appliances plus a modern bathroom and WC. Items of note include wood burning stove and French doors to the second reception room, fitted/built in wardrobes to all bedrooms, oak internal doors, feature glazed staircase plus mezzanine study room. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen, further reception room, conservatory and WC. There are 3 well proportioned bedrooms, a family bathroom plus mezzanine study room accessed from the first floor landing.

The property benefits from a corner plot position having well maintained gardens with summer house and store plus lawns and planting, external tap and power. There is driveway parking for 2 cars.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Living Dining Kitchen 24'0"(max) x 14'10"(max) (7.34m(max) x 4.53m(max))

A light through room having a comprehensive range of bespoke timber units and complimenting quartz worktops, upstands and tiling. Having a range cooker, hood, dishwasher, washing machine and fridge freezer. With laminate flooring, feature radiator and French doors.

Further Reception Room 16'2"(max) x 11'6"(max) (4.94m(max) x 3.53m(max))

A light dual aspect room with French doors and feature window. Having a vaulted ceiling plus wood burning stove and laminate flooring.

Conservatory 12'9"(max) x 7'4"(max) (3.91m(max) x 2.26m(max))

With laminate flooring.

WC 3'2" x 3'1" (0.97m x 0.95m)

Having white sanitary ware and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 13'11"(max) x 8'7"(max) (4.26m(max) x 2.63m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 2 10'2"(max) x 8'8"(max) (3.12m(max) x 2.65m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 9'5"(max) x 5'11"(max) (2.88m(max) x 1.82m(max))

With built in wardrobes, carpets and blinds.

Mezzanine Study 10'11"(max) x 5'10"(max) (3.34m(max) x 1.80m(max))

Overlooking the further reception room with timber handrail and glazed infill plus laminate flooring.

Bathroom 5'10" x 5'7" (1.79m x 1.72m)

Having modern sanitary ware with shower and screen to bath plus wall boards, vanity basin, chrome ladder radiator and vinyl flooring.

EXTERNAL

The property benefits from a corner plot position having well maintained gardens with summer house and store plus lawns and planting, external tap and power. There is driveway parking for 2 cars.

