



## 20 Copandale Road, Beverley, HU17 7BW

- Well Presented Three Bedroom Semi Detached Family House
- Viewing Highly Recommended to Appreciate this Lovely Home
- Front Facing Lounge
- Ground Floor Cloakroom WC
- Three First Floor Bedrooms and Shower Room
- Well Placed for Local Schooling and Amenities
- Entrance Porch with Hallway
- Dining Area with Open Plan access to Modern Fitted Kitchen
- Rear Facing Sitting Room
- Gardens with Parking and Garage

**Offers In The Region Of £270,000**



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# 20 Copandale Road, Beverley, HU17 7BW

Welcome to this charming semi-detached house on Copandale Road in the delightful town of Beverley! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The property features a well-maintained kitchen and shower room, ensuring convenience and comfort for all residents. One of the standout features of this lovely home is the parking space available for up to two vehicles, making it ideal for those with multiple cars or visitors.

Located in the picturesque town of Beverley, this property offers a peaceful retreat from the hustle and bustle of city life while still providing easy access to local amenities and transport links. Whether you're looking to settle down in a tranquil neighbourhood or seeking a welcoming community to be a part of, this house on Copandale Road is sure to tick all the boxes.

Don't miss out on the opportunity to make this house your home sweet home! Contact us today to arrange a viewing and take the first step towards living in this wonderful property in Beverley.

## Location

Located off Woodhall Way, the property is located within a short commute of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Entrance Porch

Main front entrance door provides access into the porch area with cupboards. Access into:

## Reception Hall

Stairs lead off to the first floor accommodation, radiator, window to the side elevation, wooden effect flooring and access into the ground floors off.

## Lounge

12'7" x 14'7" (3.858m x 4.449m)

Window to the front elevation, wall mounted fire, radiator, wooden effect flooring. Open plan access into:

## Dining Area

11'2" x 12'5" (3.410m x 3.799m)

Radiator, wooden effect flooring. Open plan access into the kitchen and rear sitting room areas off.

## Kitchen

6'10" x 9'6" (2.108m x 2.921m)

Fitted with a modern range of base and wall units in a high gloss style white finish with contrasting work surfaces over and tiling to the splash back areas, Appliances of fridge/freezer, electric oven, microwave and induction hob with hood over. There is also a dishwasher which is to be included in the sale. Window to the side elevation and wooden effect flooring.

## Rear Sitting Room

10'1" x 9'1" (3.091m x 2.780m)

A lovely rear facing room with wooden effect flooring and patio door providing access to the rear decking area and garden beyond.

## Side Lobby

Side entrance door, plumbing for washing machine and access into:

## Ground Floor Cloakroom WC

10'1" x 9'1" (3.091m x 2.780m)

Suite of WC and wash hand basin with tiled splashback, store cupboards, window to the rear elevation and wooden effect flooring.

## First Floor Landing

Window to the side elevation, ladder access to roof void.

## Bedroom One

10'4" x 15'0" (3.172m x 4.585m)

Window to the front elevation, range of fitted wardrobes with bed recess and bedside drawers, radiator and wooden effect flooring.

## Bedroom Two

9'10" x 10'6" (2.998m x 3.207m )

Window to the rear elevation, range of fitted wardrobes with bed recess with top cupboards over, radiator and wooden effect flooring.



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### Bedroom Three

7'8" x 9'1" (2.349m x 2.793m)

Window to the front elevation, radiator and wooden effect flooring.

### Shower Room

8'7" x 6'0" (2.630m x 1.843m)

Suite of shower cubicle, wash hand basin and WC. Tiling to the walls, towel rail radiator and radiator.

### Outside

The property has off road parking available to front for two cars, a shared driveway provides access to the rear garage and garden area. Immediately adjoining the rear of the house is a decked area with access to the well proportioned rear garden area beyond which is laid mainly to lawn with established borders and enclosed boundaries.

### Garage

10'3" x 21'11" (3.142m x 6.692m)

With up and over door, widow to the side elevation and side pedestrian access door.

### Energy Performance Certificate

The current energy rating on the property is C (71).

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number BEV052020000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

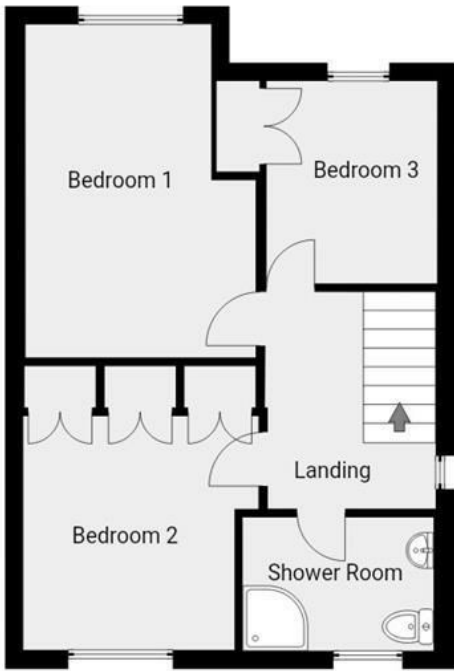
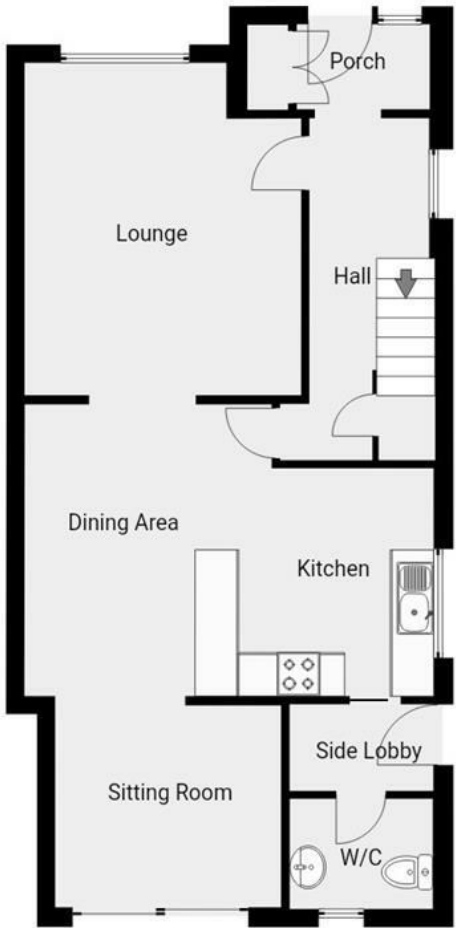
### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus) <b>A</b>			83
(81-81) <b>B</b>		71	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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