



Eden Road, Beverley, HU17 7HD  
Offers Over £240,000

  
**Philip  
Bannister**  
Estate & Letting Agents



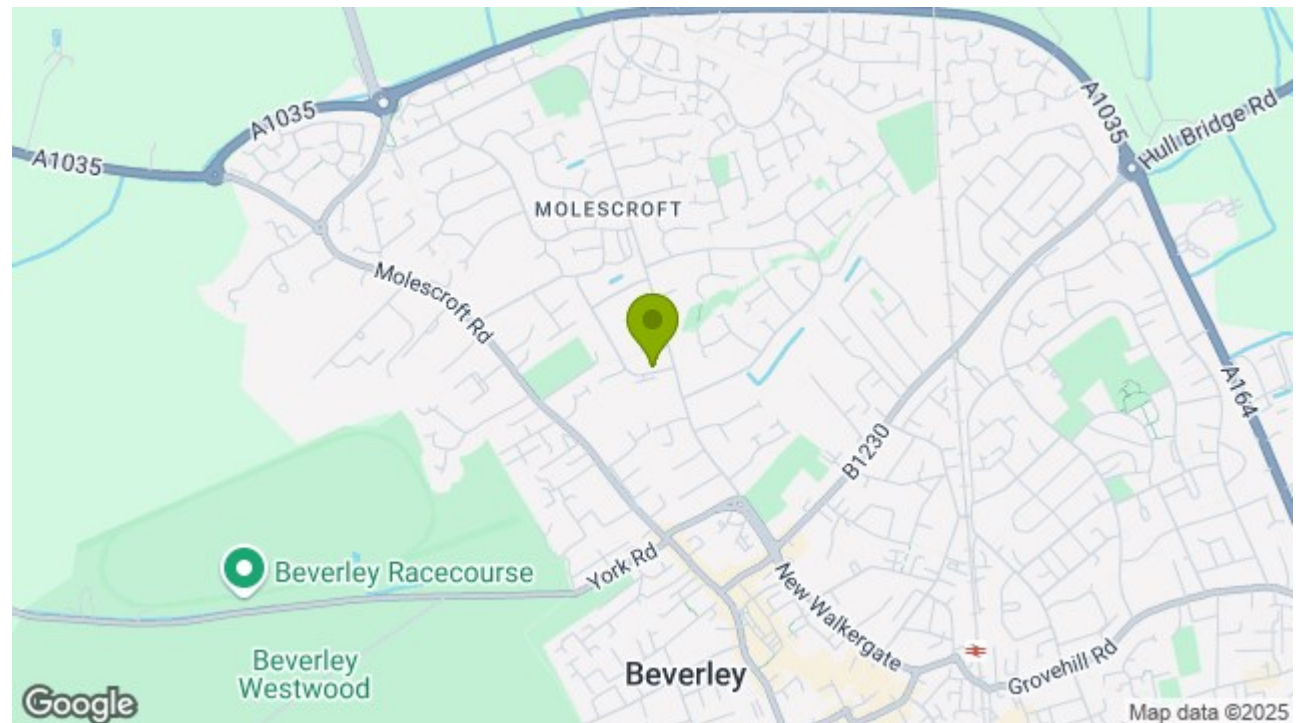
# Eden Road, Beverley, HU17 7HD

## Key Features

- Detached 3 Bedroom Home
- In Need Of General Update
- Extended Ground Floor Accommodation
- Fabulous 'L' Shaped Rear Garden
- Convenient Location
- Offered With No Chain
- Close To Local Schooling
- EPC = D / Council Tax = C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (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 |         |           |
|                                             | 65      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

- NO ONWARD CHAIN - This spacious 3-bedroom extended home, set in a highly convenient location, offers a fantastic opportunity for buyers looking to update and personalise the property to their own taste. While the house requires general updating throughout, it is perfectly positioned for local schooling and boasts a generous layout that includes an entrance hall, good sized lounge diner, a separate dining room, kitchen, three good-sized bedrooms, and a family bathroom. The property is further enhanced by a driveway, garage, and an excellent-sized 'L' shaped rear garden, perfect for outdoor enjoyment and entertaining. This is an ideal project for those looking to create their dream home.









## ACCOMMODATION

The property is arranged over two floors and comprises:

### ENTRANCE HALL

Accessing the property, with a staircase to the first floor and a cloaks/wc beneath.

### LOUNGE DINER

26' x 10'8 narrowing to 8'6 (7.92m x 3.25m narrowing to 2.59m)

With a feature fireplace and a window to the front elevation. Double doors to:

### DINING ROOM

10'5 x 8'5 (3.18m x 2.57m)

With French doors to the rear garden.

### KITCHEN

22'4 x 7'10 max (6.81m x 2.39m max)

With a range of fitted units, worksurfaces, splashbacks and a sink unit. Windows to the side and rear elevations and a door leading out.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level.

### BEDROOM 1

14'6 x 10'6 (4.42m x 3.20m)

With mirror fronted wardrobes and a window to the front elevation.

### BEDROOM 2

11'5 x 8'6 (3.48m x 2.59m)

With fitted wardrobes/cupboard and a window to the rear.

### BEDROOM 3

11'3 x 6' (3.43m x 1.83m)

With built in wardrobe/cupboard and a window to the front.

### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. A window to the rear.

### OUTSIDE

#### FRONT

There is a front garden and access to a gated driveway.

#### REAR

The rear garden is a feature of the property being a good sized 'L' shape, with established shrubbery and fruit trees.

### GARAGE

A sectional garage is within the rear garden, towards the bottom of the driveway.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light

fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

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## VIEWINGS

Strictly by appointment with the sole agents.

## COVENANT

A covenant will be inserted on the property stating that the garden is to be used as ancillary to the property.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO







OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will

mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100











GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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