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2 Wylies Road, Beverley, HU17 7AP

£299,950





2 Wylies Road

Beverley, HU17 7AP

- PRIME CENTRAL POSITION
- NO ONWARD CHAIN
- CURRENTLY RUN AS A HOLIDAY LET
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LOW MAINTENANCE SIDE GARDEN

LOVELY HOME IN A FANTASTIC POSITION

Two Bedroom Semi-Detached Home | No Onward Chain

Occupying a prime central position within easy reach of Beverley's renowned market town amenities, this charming two bedroom semi-detached home positioned on a corner plot represents an excellent opportunity for first time buyers, downsizers, or investors alike.

Currently operated as a successful holiday let, the property is offered with no onward chain, allowing for a swift and straightforward purchase.

The accommodation briefly comprises: a welcoming entrance hall, spacious lounge/diner ideal for both relaxing and entertaining, a modern fitted kitchen and a handy ground floor cloakroom/WC. Upstairs, you'll find two good sized bedrooms and a modern shower room.

Outside, the property benefits from a well proportioned, low maintenance side garden, perfect for enjoying the outdoors without the upkeep together with generous off street parking for multiple vehicles, a real benefit in this sought after central location.

Whether you're seeking a characterful family home, or a ready made investment with an established short term letting history, it ticks the boxes.

Get in touch, book your viewing today!



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ACCOMMODATION COMPRISES

ENTRANCE HALL 14'1" x 4'9" (4.30m x 1.46m)
uPVC entrance door with privacy glass panels, carpeted floor, two wall lights, under stairs cupboard and a side aspect uPVC double glazed window.

LOUNGE/DINER 21'0" x 16'6" (into bay window) (6.42m x 5.05m (into bay window))
Carpeted floor, central ceiling light, front aspect uPVC double glazed window, side aspect uPVC double glazed window, electric fire and two wall lights.

KITCHEN 10'1" x 9'3" (3.08m x 2.82m)
Wooden door with brass handles, vinyl floor, central ceiling light, side aspect uPVC double glazed window, plumbing for a dishwasher, plumbing for a washing machine, uPVC double glazed rear door and a range of wall and base units. Stainless steel drainer sink with mixer tap, integrated four ring gas hob and electric oven.

CLOAK ROOM/WC 3'10" x 2'7" (1.17m x 0.79m)
Wooden door with brass handles, laminate floor, central ceiling light, side aspect uPVC double glazed privacy window and a low flush WC.

STAIRCASE AND LANDING 10'9" x 6'5" (3.29m x 1.97m)
Carpeted floor, central ceiling light, side aspect uPVC double glazed window, wooden banister with spindles, wooden hand rail, loft hatch and an airing cupboard.

SHOWER ROOM 6'4" x 5'5" (1.94m x 1.67m)
Wooden door with brass handles, luxury vinyl floor, ceiling spotlights, uPVC side aspect privacy window, chrome towel radiator, low flush WC, shower enclosure, splash back tiling and a vanity unit wash hand basin with mixer tap.

BEDROOM TWO 13'11" x 9'9" (4.26m x 2.98m)
Wooden door with brass handles, carpeted floor, side aspect uPVC double glazed window, two wall lights and a built in wardrobe.



PRINCIPAL BEDROOM

16'4" 12'0" (4.99m 3.66m)

Wooden door with brass handles, carpeted floor, two central ceiling lights, two wall lights, side aspect uPVC double glazed window, front aspect uPVC double glazed window and a built in wardrobe.

EXTERIOR

To the front a lawned garden with wooden fence and brick wall surround. To the sides a brick wall surround with concrete path and block paved parking area.

COUNCIL TAX:

We understand the current Council Tax Band TBC

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.