



SYMONDS + GREENHAM

Estate and Letting Agents



19 Risby Place, Beverley, HU17 8NT

£250,000

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME TUCKED AWAY IN A PEACEFUL BEVERLEY CUL-DE-SAC, FEATURING SPACIOUS OPEN-PLAN LIVING, A PRIVATE GARDEN WITH DECKING, AND GENEROUS OFF-STREET PARKING.

Nestled at the end of a tranquil cul-de-sac on Risby Place in Beverley, this charming semi-detached house presents an ideal family home. This property is designed for comfort and convenience. The spacious driveway accommodates plenty of off-street parking, ensuring ample off-road space for family and guests alike.

Upon entering, you will find a welcoming reception room that flows seamlessly into a delightful dining kitchen, complete with a sitting area, perfect for family gatherings and entertaining. The downstairs w.c. adds to the practicality of the layout. Each of the three bedrooms offers generous space, making it easy to create personal retreats for family members.

The private garden, featuring a lovely decking area, invites you to enjoy outdoor living, whether it be for summer barbecues or quiet evenings under the stars. This home is freehold, providing you with complete ownership and peace of mind.

Location is key, and this property excels in that regard. Situated within easy walking distance to the town centre, you will have quick access to a variety of amenities, shops, and local schools, all connected by a network of footpaths.

The absence of a chain involved in the sale further simplifies the buying process, making this an excellent opportunity for prospective homeowners. In summary, this well-maintained three-bedroom home in Beverley offers a perfect blend of comfort, convenience, and outdoor enjoyment, making it an exceptional choice for families seeking a new place to call home.

CENTRAL HEATING

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "C"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

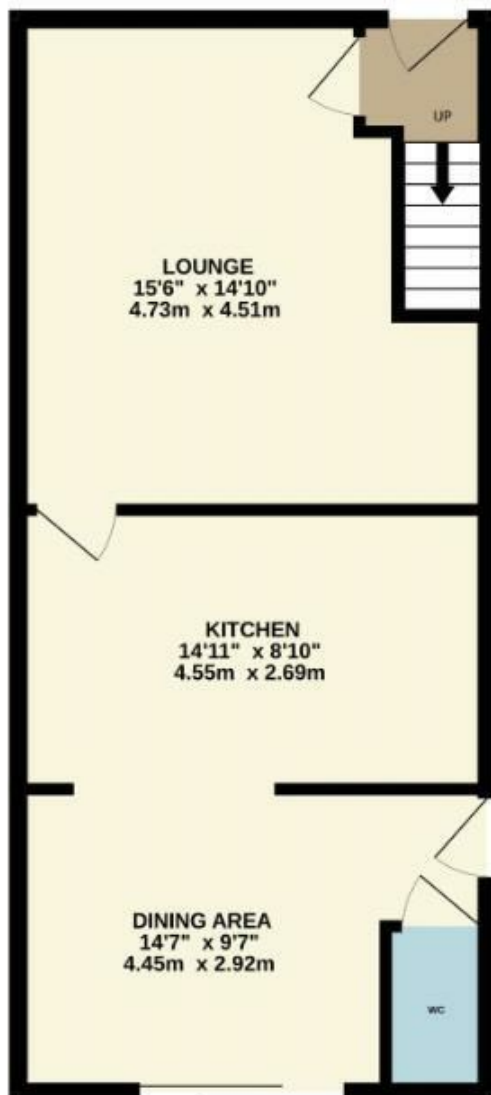
TENURE

Symonds + Greenham have been informed that this property is Freehold.

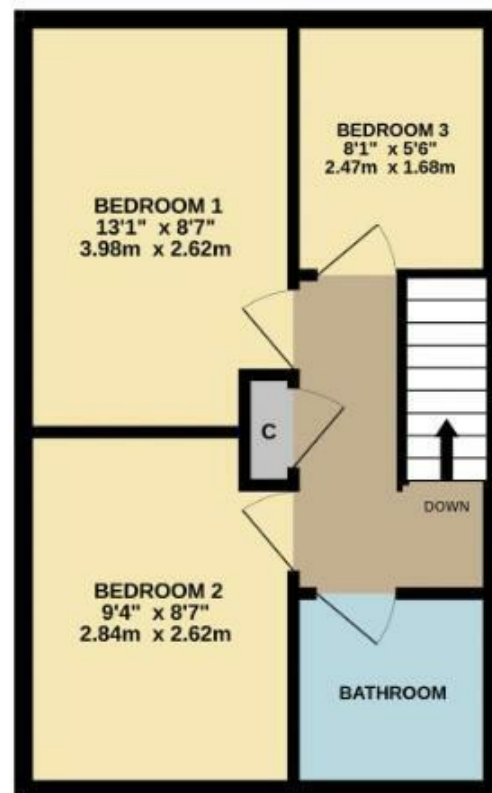
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



RISBY PLACE, BEVERLEY, HU17 8NT

TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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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	
72	80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
72	80
England & Wales	EU Directive 2002/91/EC

