



19 Bramble Hill, Beverley, HU17 8UZ

£225,000



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- NO ONWARD CHAIN
- RECENTLY UPGRADED AND REFURBISHED
- SIDE DRIVE
- MOVE IN READY THREE BEDROOM SEMI DETACHED HOUSE
- LARGE uPVC CONSERVATORY
- SPACE FOR GARAGE (SUBJECT TO USUAL PERMISSIONS)

Occupying a quiet head-of-cul-de-sac position on Bramble Hill, Beverley, this tastefully enhanced Three Bedroom Semi Detached House is presented in true move in condition and offers an excellent opportunity for families, first time buyers and downsizers alike.

A welcoming Entrance Hall provides access to a useful Cloakroom, well proportioned Lounge, and a modern fitted Dining Kitchen with uPVC French doors to the Conservatory, ideal for both everyday living and entertaining. To the rear, the uPVC Conservatory offers valuable additional living space, flooded with natural light and perfect as a garden room, dining area or second sitting room. The first floor comprises a Principal Bedroom, a second Double Bedroom and a third Bedroom, together with a Family shower room serving all three rooms.

The property benefits from Gas Fired Central Heating and uPVC Double Glazing throughout, ensuring comfort and efficiency year round. Externally, there is a drive to the side with additional space for a garage, subject to the usual planning permissions.

Offered with no onward chain.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 5'8" x 3'0" (1.74m x 0.93m)
Composite entrance door with privacy glass panels, luxury vinyl floor, pendant light fitting and a side aspect uPVC double glazed window.

CLOAKROOM 5'7" x 2'7" (1.72m x 0.79m)
Wooden door with chrome handles, low flush WC, luxury vinyl flooring, vanity wash hand basin with mixer tap and splashback tiling.

LOUNGE 15'9" x 14'6" (4.82m x 4.42m)
Wooden door with chrome handles, carpeted floor, ceiling chrome light fitting and a front aspect uPVC double glazed window.

DINING KITCHEN 14'6" x 8'3" (4.42m x 2.51m)
Wooden door with chrome handles, uPVC French door s to the conservatory, luxury click laminate flooring, rear aspect uPVC double glazed window, ceiling spotlights, one and a half bowl stainless steel drainer sink with mixer tap. Integrated fridge freezer, four ring electric hob, electric oven, understairs cupboard, a range of wall and base units, plumbing for a washing machine and an extractor hood.

CONSERVATORY 12'3" x 10'9" (3.73m x 3.28m)
Being of uPVC construction and acrylic roof with double French doors giving access to enclosed rear garden.

STAIRCASE AND LANDING 8'1" x 5'10" (2.47m x 1.80m)
Pendant light fitting, side aspect uPVC double glazed window, wooden banister with spindles and a loft hatch.

PRINCIPAL BEDROOM 13'6" x 8'3" (4.11m x 2.51m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.



BEDROOM ONE

10'9" x 8'3" (3.28m x 2.51m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM THREE

10' x 5'9" (3.05m x 1.75m)

Wooden door with chrome handles, luxury click laminate flooring, pendant light fitting, front aspect uPVC double glazed window and an airing cupboard.

SHOWER ROOM

6'1" x 5'6" (1.86m x 1.70m)

Wooden door with chrome, luxury click laminate flooring, rear aspect uPVC double glazed privacy window, extractor, shower cubicle with electric shower, low flush WC, vanity wash hand basin with mixer tap.

EXTERIOR

To the front of the property there is a small forecourt garden area. A side entrance drive gives access to the property and provides off street parking and large storage area. To the rear of the property there is a fenced and enclosed garden with paved patio and decked area.

COUNCIL TAX:

We understand the current Council Tax Band to be C

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

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

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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



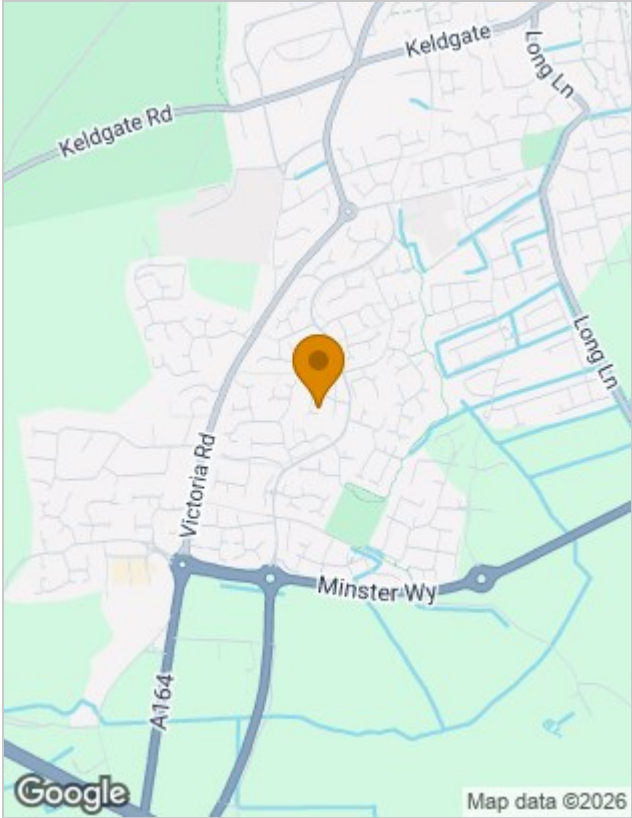
Viewing

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.

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Location Map



Energy Performance Graph

