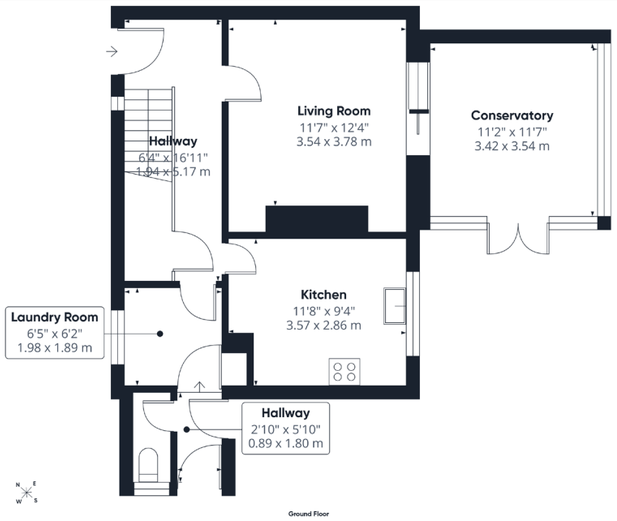
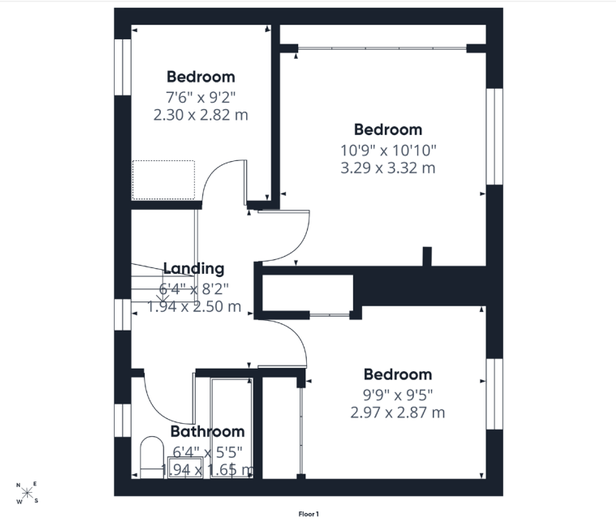


Approximate total area(1)
584 ft²
54.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

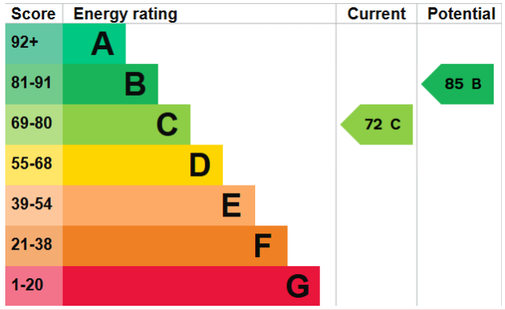


Approximate total area(1)
387 ft²
35.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.

Asking Price £190,000

2 Hammond Road, Beverley, HU17 0BP

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison

2 Hammond Road, Beverley, HU17 0BP

DESCRIPTION

A well presented 3 bedroom semi detached house offering nearly 1000 sq ft of accommodation including a spacious conservatory with glazed roof. This great family property has a larger than usual front garden which has been block paved providing significant off street parking. Early viewing is essential!

This 3 bedroom semi detached house has been much improved by the current owners and now provides a lovely family home with modern accommodation. Of particular interest to many will the larger front garden due to it being a corner plot. This provides great off street parking on the block paving that has been laid and could also accommodate a caravan or larger vehicle. The accommodation extends to nearly 1000 square ft and benefits from gas fired central heating and uPVC double glazing. The accommodation briefly comprises: an Entrance Hall, Living Room, spacious Conservatory with a glazed roof, Kitchen, Utility Room and WC Cloaks. To the first floor are 2 Double Bedrooms (both with fitted wardrobes) a Single Bedroom and a modern Bathroom.

The front of the property offers a good level of off street parking and there is a garden to the rear that has also been block paved for ease of maintenance.

This great family home will have wide appeal so early viewing is considered essential. We also have a 360 tour available which will provide an excellent insight in the first instance.

LOCATION

The property is located in a residential area to the north east of Beverley town centre but is close enough that it is considered to offer good access, including by foot. There are a range of local shops nearby on Samman Road. These are extensively supplemented by those available across wider Beverley and the town also offers an extensive range of pubs, restaurants and leisure amenities.

ACCOMMODATION

Entrance Hall - with stairs to the first floor, a window and an understairs cupboard.

Living Room - with sliding patio doors giving access to….

Conservatory - a good sized conservatory with glazing to three sides, French doors to the garden and a glazed roof.

Kitchen - fitted with an attractive range of base and wall mounted units incorporating a resin sink and single drainer. There is also a window to the rear and an electric cooker point.

Utility Room - with plumbing for an automatic washing machine and a window to the front.

WC Cloaks - with a high flush WC and window to the side.

Rear Entrance Hall - storage cupboard.

First Floor Landing - window to the front.

Bedroom 1 - a double bedroom with a wardrobe and a window to the front.

Bedroom 2 - a double bedroom with a window to the rear and a wardrobe.

Bedroom 3- a single bedroom with a window to the front.

Bathroom - fitted with a modern white suite comprising a panelled bath with shower over, low flush WC and wash hand basin. Part tiled walls and a window to the front.

OUTSIDE

The front garden has been block paved to provide a good level of off street parking that can accommodate a number of vehicles including larger ones such as a caravan. The rear garden has also been block paved and has a decked area that currently accommodates a hot tub. There is a brick store and fencing to the perimeter.