



10 Wilds Pasture, Beverley, HU17 8SW £259,950

Nestled in the desirable Deira Park development on the southern edge of Beverley, this nearly new semi-detached house presents an exceptional opportunity for those seeking a modern and stylish residence. Built to the high standards of Peter Ward, this property stands out in a market filled with new builds, offering both quality and value.

Upon entering, you are greeted by a charming entrance hall that leads to a comfortable lounge, perfect for unwinding after a long day. The heart of the home is undoubtedly the spacious dining kitchen, which comes equipped with integrated appliances and provides direct access to a delightful rear garden. This outdoor space features a patio terrace, ideal for entertaining guests or enjoying tranquil evenings under the stars. The practicality of the ground floor is further enhanced by a separate utility room and a convenient guest WC.

Upstairs, you will discover three inviting bedrooms, including a master suite complete with its own en-suite bathroom, ensuring both privacy and comfort. A stylish house bathroom serves the other two bedrooms, making this home suitable for families or accommodating guests.

The exterior of the property boasts off-street parking for two vehicles, complete with an electric vehicle charger, a highly sought-after feature in today's market. The garden, with its patio and storage shed, provides a lovely outdoor retreat for relaxation and leisure.

Situated in the thriving Deira Park, this home offers easy access to Minster Way for straightforward commuting, while local amenities are just a short stroll away. Compared to other new houses being built in the area, this property not only offers a move-in ready experience with stylish modern decor but also represents excellent value for money. Don't miss the chance to make this beautiful house your new 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

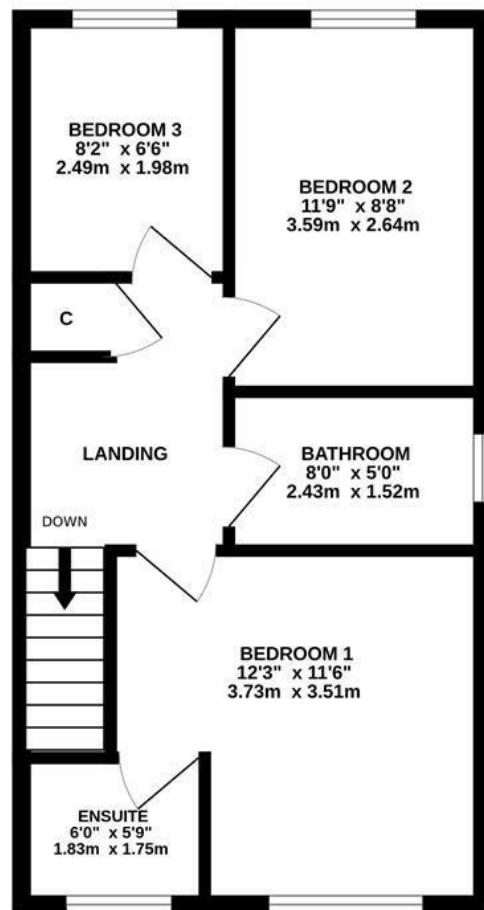
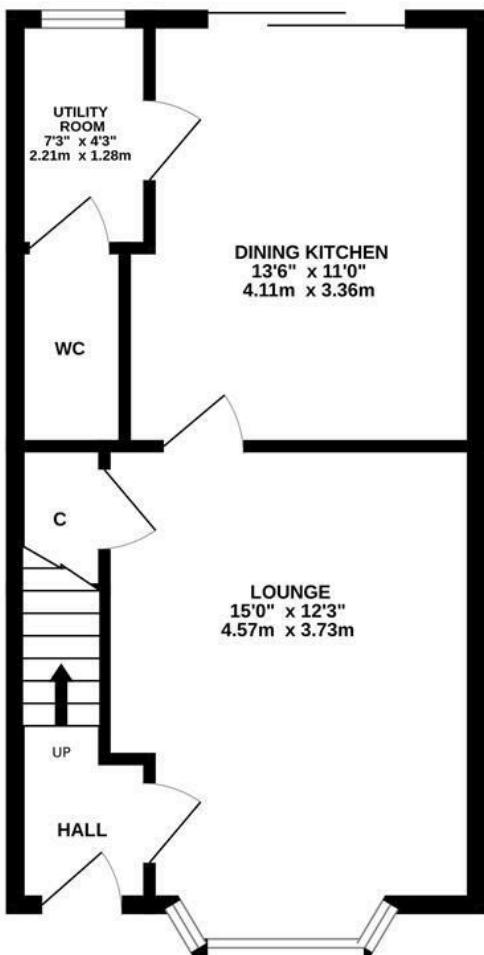
The property has the benefit of double glazing.

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.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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			95
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

