



Romney Drive

Beverley, HU17 8LB

- **No Chain**
- Semi-Detached
- Fantastic Local Schools
- Great Transport Links to Surrounding Areas
- Walking Distance to Beverley Town Centre
- Sought After Market Town Location
- Three Bedrooms
- Driveway
- Fully Insulated Garden Room / Office
- Move-in Ready

Asking price £280,000



GUIDE PRICE £260,000 - £270,000

****WONDERFUL PROPERTY IN THE HISTORICAL TOWN OF BEVERLEY - WITH NO ONWARD CHAIN****

Tucked away in a sought-after Beverley location, this beautifully presented three-bedroom semi-detached home combines modern living with versatile outdoor space. Built in recent years, the property offers a bright, stylish interior alongside a private rear garden complete with a fully insulated garden room – perfect for a home office, studio, or relaxing retreat.

Internally, the ground floor features a welcoming entrance hall, spacious lounge, and a contemporary kitchen-diner with integrated appliances and French doors opening onto the garden. The ground floor also boasts underfloor heating throughout. Upstairs, you'll find three well-proportioned bedrooms, including a generous master and en-suite, along with a modern family bathroom.

Outside, the landscaped rear garden is an ideal spot for entertaining or unwinding, while the garden room extends your living space year-round. A driveway to the front provides off-street parking.



Located within easy reach of Beverley's historic town centre, excellent schools, and transport links, this home offers the perfect balance of convenience, comfort, and style. There are plenty of attractions and activities in the local area, including countryside walks, the famous Beverley Minster, the bustling market, the Westwood and some of the finest bars and restaurants around. The town is also in great proximity to both the Yorkshire Wolds and the coast.

Entrance Hall

Welcoming entrance hall comprising composite front door, laminate flooring, door leading to lounge and carpeted staircase leading to the first floor.

Lounge

11'5" x 13'7"

Stylishly decorated lounge area with uPVC window, laminate flooring, radiator and door leading to kitchen diner area. Along with under-stair storage cupboard.

Kitchen / Diner

14'2" x 11'4"

Immaculate and modern kitchen diner with laminate flooring, uPVC window and French doors leading to the garden. Integrated appliances include fridge, freezer, oven, hob and dishwasher. There is also a door leading to downstairs W.C., along with another door leading to the utility room.

Utility Room

5'10" x 4'11"

Beautiful utility room with matching cupboard units and walnut worktop. Also consisting of sink unit and space for washer/dryer, with a uPVC door leading to the side of the property.

Downstairs W.C

4'0" x 5'7"

Continuing with the amazing decor, this super cute downstairs toilet room comprises of a toilet and sink basin with vanity unit.

Bedroom 1

8'5" x 9'1"

Light and airy master room with carpet, radiator, uPVC window and fitted wardrobes. With storage cupboard space and door leading to the en-suite.

En-Suite

5'4" x 5'6"

Comprising rainfall shower cubicle, toilet and sink basin with underneath vanity unit. Along with uPVC window, tiled flooring and partially tiled walls.

Bedroom 2

7'9" x 12'2"

With neutral decor, uPVC window and carpet flooring.

Bedroom 3

6'1" x 9'3"

With storage cupboard, uPVC window, radiator and carpet flooring.

Rear Garden

Lovely landscaped garden with paving area and steps leading to the grassed area and garden room/office. There is also a pergola providing a seating area underneath.

Garden Room / Office

Finished to a high standard, this fully functional, insulated garden room has multiple uses. Fitted with electric power and lighting, laminate flooring and French doors.

Front External

The property is located in a quiet residential area with a driveway providing off street parking. There is a path leading to the front door, with a small area in front of the house with plants and shrubs.

Additional Information

- Tenure type - Freehold
- Local Authority - East Riding of Yorkshire
- Council tax band - C
- Energy performance certificate rating (EPC) - B
- Services - Mains water, electricity, gas and drainage are connected to the property. Alarm system fitted and working currently.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

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Mortgages

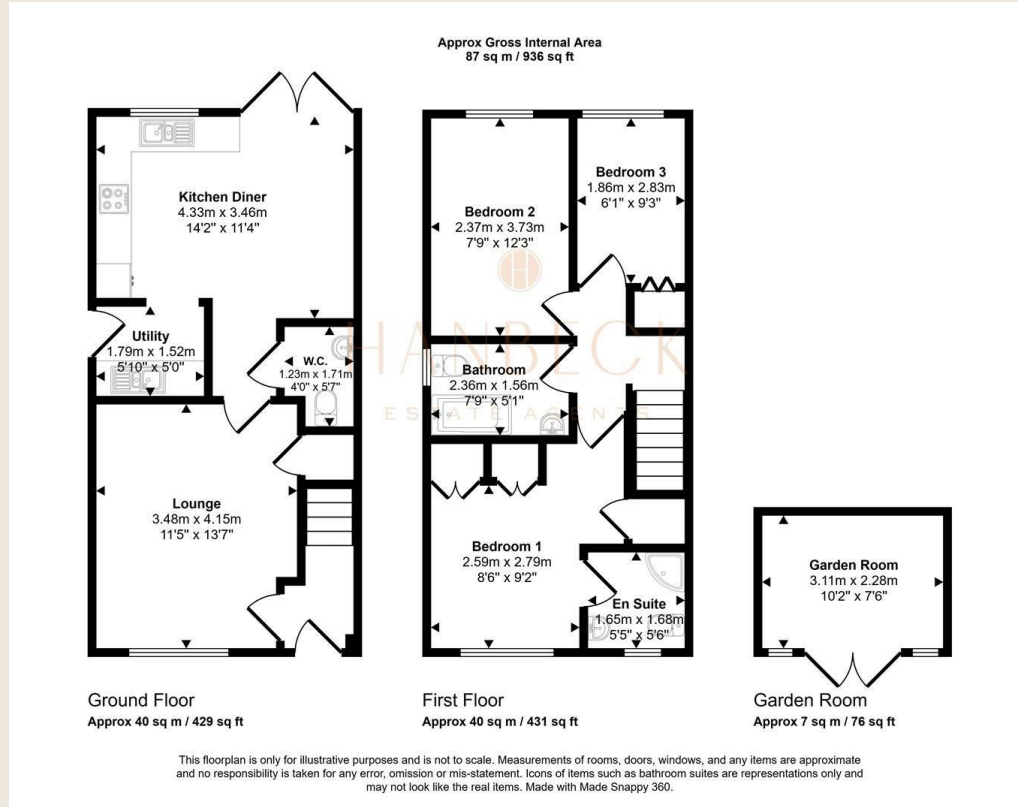
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Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Local Authority **East Riding of Yorkshire**
Council Tax Band **C**
EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.