

22, Athelstan Road, Beverley, HU17 9JG Guide Price £242,000





# **ABOUT THE PROPERTY**

A three/four bed terraced house which has a contemporary style throughout and has been maintained to a high standard. With off street parking for two vehicles. This property is in the heart of Beverley in a central location close to Beverly Girls High School and with easy access to local shops and restaurants, train station, Beverley Minster and the Westwood. This homely property comprises: entrance hallway with stairs off. Lounge with media wall. Featuring a modern breakfast kitchen with granite worktops, integrated appliance. Lobby with utility cupboard, downstairs shower room. Three/four bedrooms to first floor. The outdoor rear garden space is perfect for outdoor entertaining, and has the added feature of a summer house/bar to the rear of the garden. If you are looking for a well presented ready to move into home in Beverley, make the call to arrange a viewing.



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### **ACCOMMODATION COMPRISES**

### **GROUND FLOOR**

### **ENTRANCE HALLWAY**

UPVC half glazed door, stairs off

#### LOUNGE

3.99 x 3.95 (13'1" x 12'11")

UPVC double glazed window to front aspect, feature media wall, with built in electric flame effect fire, laminated flooring, door leading to..

# **BREAKFAST KITCHEN**

5.01 x 2.44 (16'5" x 8'0")

UPVC DOUBLE GLAZED WINDOW TO REAR ELEVATION. With a range of base and wall mounted units, granite worktops, ceramic sink and half drainer, mixer tap, wall mounted oven and microwave, induction hob, extractor hood over, built in wine cooler. Down lights, door leading to....

#### **LOBBY**

Built in utility cupboard housing space for washer, with door to outside rear garden, and door to...

### SHOWER ROOM

2.14 x 1.53 (7'0" x 5'0")

UPVC double glazed window to rear elevation, walk in shower, with rain head shower head, glass screen, vanity wash basin and low level WC, downlights and heated towel rail.

# **FIRST FLOOR**

# **LANDING**

Loft access and doors to...

### **BEDROOM ONE**

3.87 x 2.46 (12'8" x 8'0")

UPVC double glazed window to rear elevation. A range of built in wardrobes and air-conditioning.

# **BEDROOM TWO**

2.854 x 2.641 (9'4" x 8'7")

UPVC double glazed window to front elevation, a range of fitted bedroom furniture.

### **BEDROOM THREE**

2.77 x 2.13 (9'1" x 6'11")

UPVC double glazed window to rear elevation, a range of built in bedroom furniture.

# **BEDROOM FOUR**

2.29 x 2.72 (7'6" x 8'11")

UPVC double glazed window to front elevation.

### **ADDITIONAL INFORMATION**

EPC RATING D - COUNCIL TAX BAND A

# **SOLAR POWER**

Solar array:

X14 450w Dmegc panels 6.3kwh system 13.5kwh all in one battery with full gateway and house

battery backup, plus a zappi 7kw Ev charger.

#### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:-https://checker.ofcom.org.uk/en-gb/broadband-coverage

### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-https://checker.ofcom.org.uk/en-gb/mobile-coverage

### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

# **OUTSIDE**

To the front there is a gravel driveway for two vehicle. To the rear, there is a enclosed garden with artificial turf area, raised paved patio area with metal pergola over, wooden summerhouse/bar, with full electrics. high level timber boundary fencing

#### SERVICES

Mains gas, electricity, water and drainage are connected.

# **APPLIANCES**

None of the appliances have been tested by the agent.







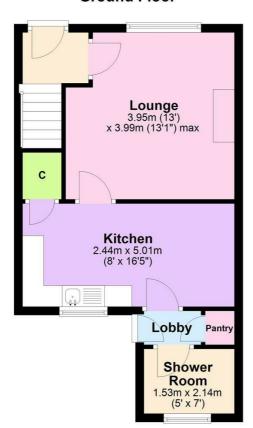






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# **Ground Floor**



## First Floor



VIEWING

Ev appointment with the Agent.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 0.7540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

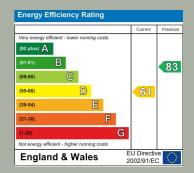
AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure