



**127 Queensgate**  
**Beverley, East Yorkshire HU17 8NJ**  
**Offers over £280,000**

**WP** WOOLLEY  
& PARKS

# 127 Queensgate, Beverley, East Yorkshire HU17 8NJ

\*\*\*AN ABSOLUTELY STUNNING HOME IN A WONDERFUL LOCATION\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE 24/7\*\*\*

This remarkable semi-detached home has been completely transformed since purchase by the present owner, having undertaken a comprehensive program of remodelling and refurbishment to create a modern and stylish property that is presented to the highest of standards throughout. The accommodation briefly comprises Entrance Hall, Lounge, Breakfast Kitchen, Bedroom Two and Bathroom to the ground floor, whilst the loft has been converted to create a superb Principal Bedroom and En-suite. Outside there is off street parking for two vehicles as well as an integral garage, with a low maintenance courtyard garden to the rear. The property enjoys a fantastic position overlooking the recreation fields of Beverley Grammar School, whilst being within easy walking distance of the town centre and the glorious Westwood pasture. A home of such quality is sure to generate a lot of interest, so interested parties are encouraged to ACT QUICKLY to avoid missing out!

## Entrance Hall

A modern composite entrance door (installed Feb 2021) with double glazed panel detail, opens from the side elevation to a welcoming hallway, with beautiful oak flooring, radiator and a fitted shoe storage unit. An intuitive 'HIVE' thermostat allows the occupants to control the central heating from their mobile phone for added convenience, comfort and economy.

## Lounge 14'5" x 11'10" (4.39m x 3.61m)

A generously portioned reception room features a dual aspect via a double glazed window to the side elevation and a walk-in double glazed bay window to the front elevation, which enjoys a view over the recreation fields of Beverley Grammar School. With beautiful oak flooring, ceiling coving, two radiators, TV/telephone/internet points and stairs leading off. A chimney breast features an inset living flame gas fire, with oak mantel beam above, creating a fantastic focal point.

## Kitchen 14'3" x 11'2" max (4.34m x 3.40m max)

Comprehensively fitted with a stylish range of base, wall and drawer units in a grey gloss laminate finish, with wood effect work surfaces, inset stainless steel sink unit and attractive splash back tiling. Integrated appliances include an electric hob with stainless steel extractor cowl above, electric oven, dishwasher, washing machine and a fridge freezer. With oak finish flooring, two radiators, double glazed window to the side elevation and double glazed patio doors to the rear garden.

## Bedroom Two 10'0" x 8'11" (3.05m x 2.72m)

This double bedroom features a bank of fitted wardrobes, radiator, oak flooring and a double glazed window and door to the rear elevation, opening to the garden.

## Bathroom 8'9" x 5'4" (2.67m x 1.63m)

A luxuriously appointed bathroom features a white suite comprising panelled

bath with plumbed rainfall head shower unit and adjustable attachment, glass partition screen, vanity wash basin with cabinet below and a concealed cistern WC. With attractive wall tiling, extractor fan, chrome towel radiator, fitted cabinets and vanity cabinet with mirrored front.

## First Floor Bedroom 17'4" x 16'7" (5.28m x 5.05m)

An impressively spacious Main Bedroom features Velux roof lights to the front and rear roof pitches, radiator, fitted wardrobes, and eaves storage access. The gas combi boiler (Ideal Vogue C32 gen2) is smartly concealed within the fitted wardrobes.

## En-suite 7'5" x 5'10" (2.26m x 1.78m)

A stylish white suite comprises a step-in shower enclosure with rain fall shower and glass partition, contemporary styled wash basin on oak effect plinth and a WC, with wall and floor tiling, chrome towel radiator, extractor fan and a Velux roof light.

## External

The property has wonderful 'kerb appeal', with a lawned verge and box hedging, opening to a block paved driveway. Alongside the driveway, the vendor has created a further parking area in front of the house. A paved pathway leads around to the side of the property, where the entrance door is located, as well as a gated access to the rear garden.

## Garage 9'8" x 8'5" (2.74m'2.44m" x 2.44m'1.52m")

With a remotely operated electric roller door, electric lighting and power sockets. A sliding door opens to a useful storage area which is situated below the staircase.

## Garden

The rear garden is landscaped for ease of maintenance, with split level paving and retained planting borders featuring a selection of shrubbery and grasses.

## Measurements:

All measurements have been taken using a laser tape measure or taken from

scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

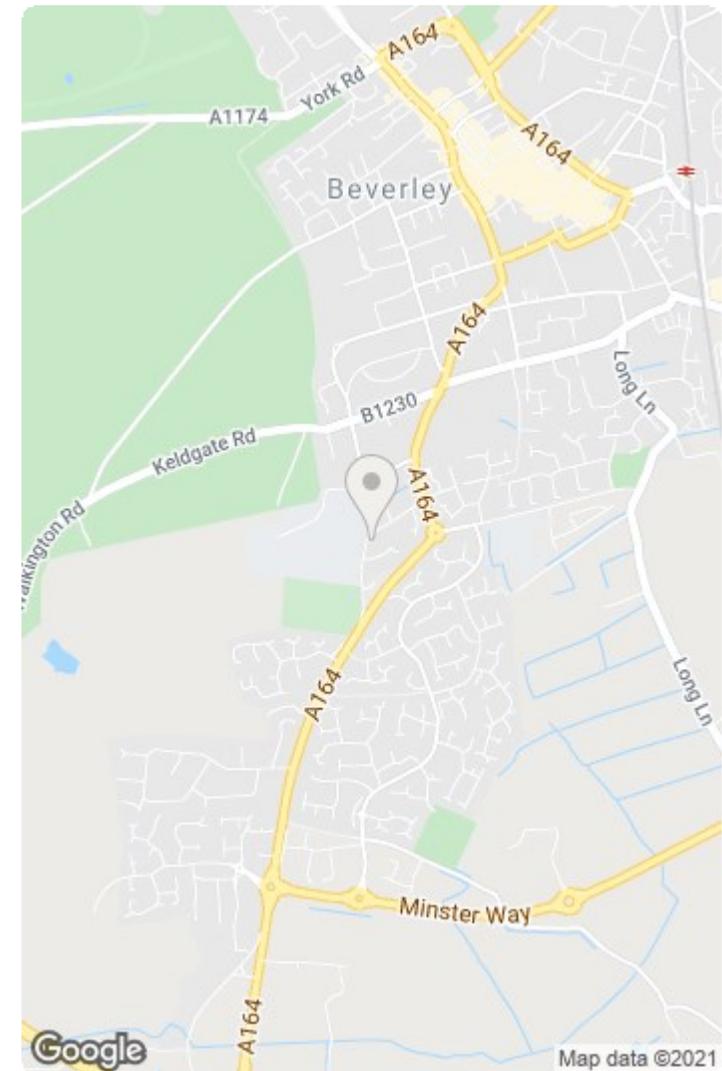
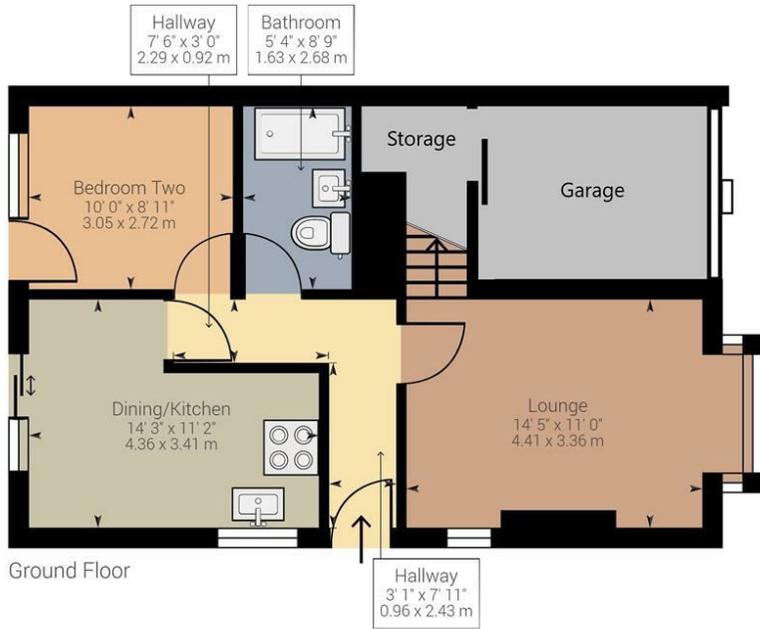
## New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.





Approximate net internal area: 851.35 ft<sup>2</sup> / 79.09 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

