



33 Collieridge Grove
Beverley, East Yorkshire HU17 8XD
Asking price £350,000

WP WOOLLEY
& PARKS

IMPRESSIVE DETACHED HOME IN TURN KEY CONDITION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This deceptively spacious family sized property has been well kept and modernised throughout. Well proportioned rooms over two floors with an attractive décor, modern fixtures and plenty of natural light. Enjoying a good sized plot this home benefits from a cul-de-sac setting with an enclosed garden, ample parking and pleasant outlook. Internal accommodation is immaculately kept with inviting entrance hall, cloakroom/w/c, open plan lounge with separate dining area, superb conservatory extension, modern kitchen and utility room all to the ground floor with four good sized bedrooms, main boasting dressing area and updated en-suite plus family bathroom to the first. An impressive garden sits to the rear offering a fair degree of privacy with integral single garage and extended drive for ample off street parking. Situated within a desirable residential area within the vibrant market town of Beverley with a host of local amenities to hand plus well regarded schools and transport links. Offered to the open market at a competitive price and with demand sure to be high, we strongly recommend early viewings to avoid disappointment.



Entrance Hall

Warm and inviting entrance hall with double glazed decorative panelled door to front elevation, turn flight staircase leads to first floor accommodation complete with under stairs storage cupboard, wood effect laid flooring throughout and central heating radiator.

Cloakroom/W/C

6'9" x 3'9" (2.06m x 1.15m)

Fitted with a stylish two piece suite comprising low flush w/c and pedestal wash basin, tiled splash backs, double glazed window to front elevation, continued wood effect laid flooring and central heating radiator.

Lounge

14'11" x 13'5" (4.55m x 4.09m)

Beautifully decorated open plan lounge with double glazed window to front elevation, wall mounted electric fire creates a superb focal point to the room with attractive fitted coving, central heating radiator and wood effect laid flooring throughout.

Dining Room

12'5" x 8'3" (3.81m x 2.54m)

Formal dining space with double glazed French doors to conservatory extension, continued wood effect laid flooring, attractive coving and central heating radiator.

Conservatory

8'11" x 8'1" (2.72m x 2.48m)

Superb conservatory extension with double glazed windows to dual aspect plus double glazed French door access to rear elevation, fitted wall lights, wood effect laid flooring and central heating radiator, allowing the room to be used all year round.

Kitchen

12'6" x 10'10" (3.83m x 3.31m)

Modern fitted kitchen offering a wide range of wall, base and drawer units in a light wood finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integral appliances with single oven, four ring ceramic hob and fitted extractor hood plus dishwasher with ample space and plumbing for free standing appliances, double glazed window to rear elevation, tiled effect vinyl flooring and central heating radiator.

Utility Room

8'0" x 7'9" (2.46m x 2.37m)

Fitted with a wide range of wall and base units complete with contrasting butcher block work surfaces and tiled splash backs, inset single bowl stainless steel sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with double glazed window and external door to rear elevation internal access to single garage, tiled effect vinyl flooring and central heating radiator.

First Floor Landing

Naturally light open space with double glazed window to side elevation, built in airing cupboard housing hot water cylinder, access to loft space and fitted carpets.

Main Bedroom

10'8" x 9'6" (3.26m x 2.90m)

Well presented main bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

Dressing Area

4'1" x 3'3" (plus wardrobes) (1.26m x 1.00m (plus wardrobes))

Fitted with a quality range of full height wardrobes complete with hanging rails and fitted shelving for ample storage and continued fitted carpets.

En-Suite

6'7" x 5'2" (2.03m x 1.60m)

Attractive three piece suite comprising fully tiled shower cubicle with drench shower head over and separate fitted shower attachment, pedestal wash basin and low flush w/c, tiled splash backs, double glazed window to side elevation, central heating radiator and tiled effect laid flooring.

Bedroom Two

12'10" x 7'3" (3.93m x 2.21m)

A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Three

9'5" x 6'5" (2.89m x 1.97m)

A further good sized bedroom currently used as a home office with double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Four

8'8" x 6'4" (2.66m x 1.95m)

Spacious single room with double glazed window to front elevation, central heating radiator and fitted carpets.

Family Bathroom

7'10" x 5'1" (2.40m x 1.57m)

Stylish family bathroom fitted with a white three piece suite comprising panelled bath with fitted shower attachment, pedestal wash basin and low flush w/c, partially tiled walls, central heating radiator, double glazed window to side elevation and tiled effect flooring.

External

Enclosed garden to the rear of the property offering a fair degree of privacy, having been mainly laid to lawn with well stocked borders, fenced surround, paved patio area, external storage with garden shed and gated side access.

Single Garage

16'7" x 8'5" (max) (5.06m x 2.58m (max))

Integral single garage with roller style door, power supply and light. The garage is accessed via block paved drive providing parking for two vehicles.

Solar Panels

The property has solar panels which are owned and would be transferred over to any new buyer. These heat the hot water only.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band E.

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.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

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.

Tenure

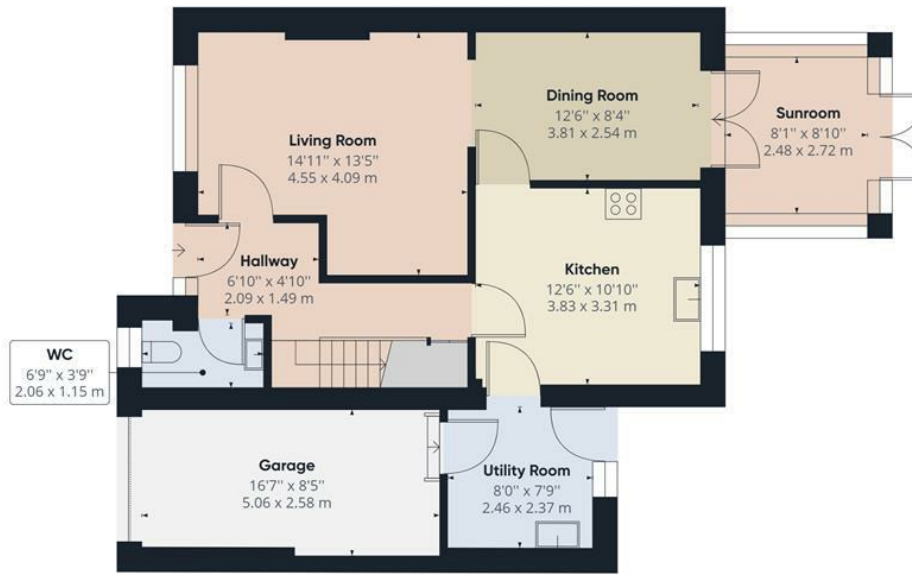
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos

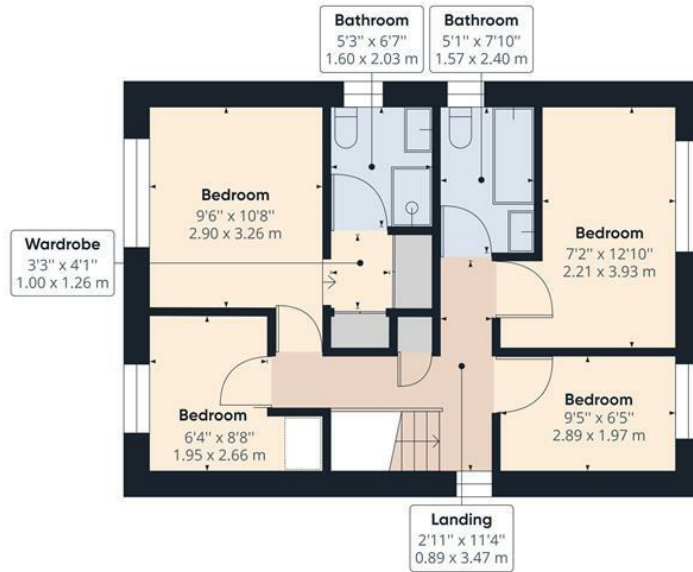
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1345.16 ft²
124.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs	Very low greenhouse gas emissions - lower CO ₂ emissions	High greenhouse gas emissions - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

England & Wales EU Directive 2002/91/EC