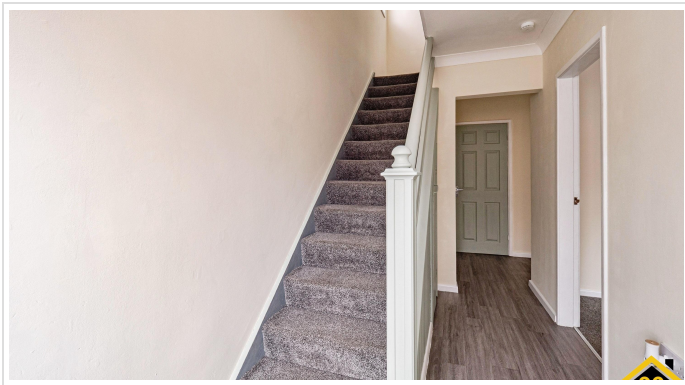


3 Bed Semi-Detached In Cherry Garth , Beverley, HU17 0EP

£189,950





SHORT DESCRIPTION

Property Ref: 16881 Cherry Garth is a three-bedroom, two bathroom semi detached home with a south facing rear garden and a drive for two cars, within a 5 minute walk of the railway station, Flemingate shopping and bus stops and a 10-15 minute walk to the Wednesday market and the town centre and Saturday market area of the increasingly popular and thriving town of Beverley. The downstairs has an airy and light entrance hall, off which lies a light and spacious living room to the right, a shower toilet alongside a useful utility space with plumbing for a washing machine. Finally there is access through to the spacious open plan kitchen with dining and sitting areas. French doors lead onto a tidy rear garden, with patio and small shed. Upstairs the home has two double bedrooms and one single bedroom, an airing storage cupboard on the landing and a family bathroom. The front of the property is low maintenance with space for two cars to park. Beverley is a thriving market town in East Yorkshire. Well connected to York, Hull, the Yorkshire Wolds and the coast. It is an eclectic mix of historical and modern architecture, well known for its fabulous Minster. Room Measurements (approx) Entrance Hall 3.70 m x 1.77 m UPVC front door, radiator, Vinyl flooring Living Room 4.45 m x 3.50 m UPVC window, blinds, chimney breast and fireplace, half bay window, radiator and carpet kitchen Dining 4.70 m x 2.65 m UPVC window, blinds and French doors with curtains, fitted kitchen, integrated oven and hob, sink with drainer, space for an upright fridge freezer and washing machine or dishwasher. Space for a large table and chairs. Upright radiator. Vinyl flooring, LED lighting. Sitting Area 2.85 m x 2.65 m Links to the kitchen area, Radiator and vinyl flooring Shower Room and Toilet 2.40 x 1.2 m Spacious shower cubicle, Sink and toilet, radiator, bathroom cabinet, vinyl flooring and LED lighting. Utility Space 2.00 m x 1.00 m Combination Boiler, consumer unit, plumbing and space for a washing machine and condenser tumble drier or storage. Vinyl flooring and access hatch to under floors. Landing 2.93 m x 2.00 m UPVC window, carpet flooring, blinds. Bedroom 1 3.90 m x 3.25 m UPVC half bay window, radiator, blinds, carpet flooring Bedroom 2 3.32 m x 3.25 m UPVC windows with blinds, radiator, carpet flooring Bedrooms 3 2.07 m x 1.98 m UPVC window with blinds, radiator, carpet flooring Bathroom 2.05 m x 1.67 m UPVC windows with blinds, radiator, full size bath, sink with mixer tap and toilet. Vinyl flooring Floor plan is approximate and for illustrative purposes only and used as a general guide. Property Type: Semi-detached Full selling price: £189950.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: previously D, expected to be C on review in June. Measurement: 956 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: NA -----

3

Bed Room(s)

2

Bath Room(s)

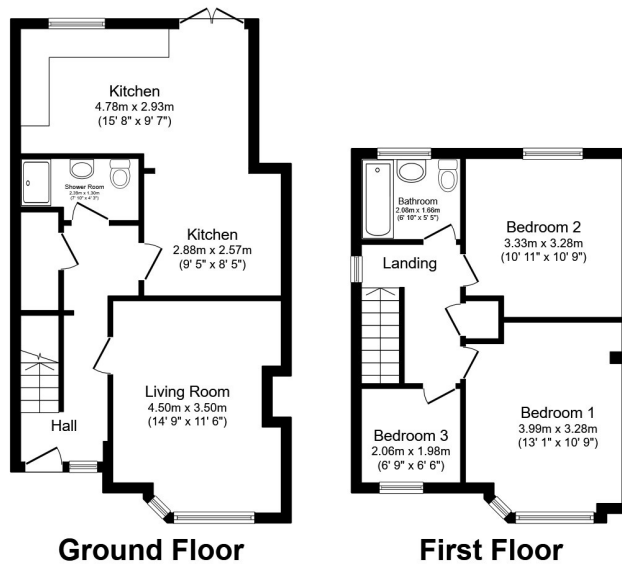
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 88.8 sq.m. (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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