

£440,000

8 Royal Garth,  
Beverley

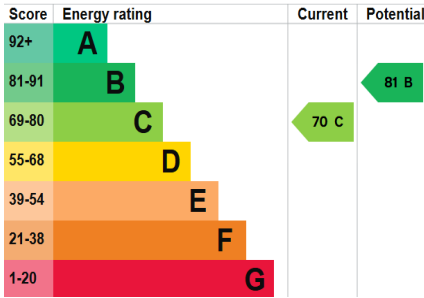
**HEATING AND INSULATION**  
The property has gas-fired central heating and uPVC double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



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# 8 Royal Garth, Beverley, HU17 8NL

A lovely, well presented 4 bedroom detached house on this highly sought after cul de sac on the south side of Beverley and close to Beverley Grammer School. With a Roses kitchen and an appealing conservatory as well as a double garage, this lovely property will have wide appeal. Early viewing is essential.

Properties on Royal Garth rarely change hands with only one other selling since the current owners bought this in 2005, until very recently. The owners are reluctantly selling to move nearer to family and this property has been a very much loved family home. As well as the secluded cul de sac location, the convenience of nearby Beverley town centre, the fact that highly regarded Beverley Grammer School is located at the end of the cul de sac will be a significant draw to discerning buyers. The well presented property benefits from gas fired central heating and uPVC double glazing. It briefly comprises: an Entrance Hall, WC Cloaks, Living Room with bay window to the front and double doors leading to the Dining Room, a delightful Conservatory and a fitted Kitchen with a range of appliances. To the first floor is a master Bedroom with extensive fitted wardrobes and an En Suite Shower Room , 3 further Bedrooms and a Bathroom. A driveway with parking for a number of vehicles (supplemented by a further space at the front of the house) leads to a detached double garage with remotely operated door. There are very well maintained southerly facing gardens to the rear that are quite private in nature rounding off this lovely property.

An early internal inspection is highly advised to fully appreciate all that is available but in the first instance our 360 degree tour will provide an excellent overview.



## LOCATION

The property is located to the south of Beverley town centre off Queensgate providing good access to all that Beverley offers in terms of shops, restaurants and other amenities. Beverley Westwood is also located not far away. There are also some shops at the nearby Morrisons' development and on nearby Lincoln Way. The location provides great access south from Beverley on the A164 providing routes to Hull, the A63, A1079 and wider road network.

## ACCOMMODATION

Entrance Hall - with stairs to the first floor.

WC Cloaks.

Living Room - an attractive room with bay window to the front, feature fireplace and glazed double doors leading to...

Dining Room - An attractive and light room that some purchasers may wish to combine with the adjacent kitchen to create a dining kitchen. French windows leading to...

Conservatory - with glazing to three sides and a tinted glass roof. French windows to the garden.

Kitchen - a lovely fitted kitchen by Roses of Beverley with attractive oak units. Fitted appliances including dishwasher, oven and grill, hob, and 'Quooker' style tap. Built in cupboard. Window overlooking the garden and door to the side.

First Floor Landing - with window to side.

Master Bedroom - a master bedroom with extensive fitted wardrobes and window to the rear.

En Suite - an attractively fitted 3 piece suit including low flush WC, wash hand basin, walk-in shower unit and window.

Bedroom 2 - a double bedroom with window to the front and a wardrobe.

Bedroom 3 - a double bedroom with window to the front.

Bedroom 4 - a good sized single bedroom with window to the rear.

Bathroom - with a three piece suite in white comprising low flush WC, wash hand basin and 'P' shaped bath with shower screen and shower over. Window to the rear.

## OUTSIDE

There is an area of garden to the front of the property and some block paving providing extra parking space. The area to the front of that is attractively block paved and used to access the driveway of this property and a neighbouring one. Th driveway provides parking for a number of vehicles and leads to a detached double garage. The garage is brick built with pitched roof which means there is storage available over the rafters. There is power and light laid on, a remotely operated double garage door and courtesy door to the side. To the rear of the house there is a very well maintained garden with an area of lawn, beds and borders. There is fencing to the perimeter and trees beyond the rear boundary so it is quite private in nature.

