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Limb
MOVING HOME



9 Linton Close, Beverley, East Yorkshire, HU17 8UD

- 📍 Semi Detached Bungalow
- 📍 Two Bedrooms
- 📍 Rear Conservatory
- 📍 Council Tax Band = B
- 📍 Cul-de-Sac Position
- 📍 Garden, Drive, Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£210,000

INTRODUCTION

Offered for sale with no onward chain is this very well presented semi-detached bungalow. Enjoying a quiet cul-de-sac position within this modern residential development, the bungalow is presented in 'move-in' condition. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall with storage cupboard, modern kitchen, spacious lounge, inner hall leading to two bedrooms and a modern shower room with walk in shower plus a conservatory overlooking the rear garden. The property has the benefit of gas central heating to radiators and uPVC double glazing.

To the front of the property is a lawned garden area and a side drive provides parking and leads onwards to the single detached garage. The rear garden enjoys a westerly aspect and is lawned with attractive rockery and borders with a walled/fenced boundary.

LOCATION

Linton Close is a cul-de-sac of similar properties situated off Chatsworth Close which runs off Lincoln Way. Beverley regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood, a golf club and its own racecourse. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre.

Kingston-upon-Hull: 11 miles

York: 31 miles

Leeds: 57 miles

Junction 38 of the M62 motorway: 13 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With storage cupboard.

KITCHEN

10'3" x 7'3" approx (3.12m x 2.21m approx)

With modern base and wall units, complementing worksurfaces, sink and drainer with mixer tap, oven, four ring hob with filter above.

There is space for a fridge/freezer, plumbing for a washing machine and dishwasher. Window and external access door to side.



LOUNGE

17'5" x 10'6" approx (5.31m x 3.20m approx)

With feature fire surround housing a living flame gas fire. Window to front.



INNER HALL

With corner storage cupboard.

BEDROOM 1

11'10" x 9'4" approx (3.61m x 2.84m approx)

With fitted wardrobes and window to rear.



BEDROOM 2

8'9" x 8'6" approx (2.67m x 2.59m approx)
With French doors leading through to the conservatory.



CONSERVATORY

10'6" x 9'10" approx (3.20m x 3.00m approx)
With door leading out to the rear garden.



SHOWER ROOM

With walk in shower, wash hand basin and low flush W.C. Tiling to walls, window to side.



OUTSIDE

To the front of the property is a lawned garden area and a side drive provides parking and leads onwards to the single detached garage. The rear garden enjoys a westerly aspect and is lawned with attractive rockery and borders with a walled/fenced boundary.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

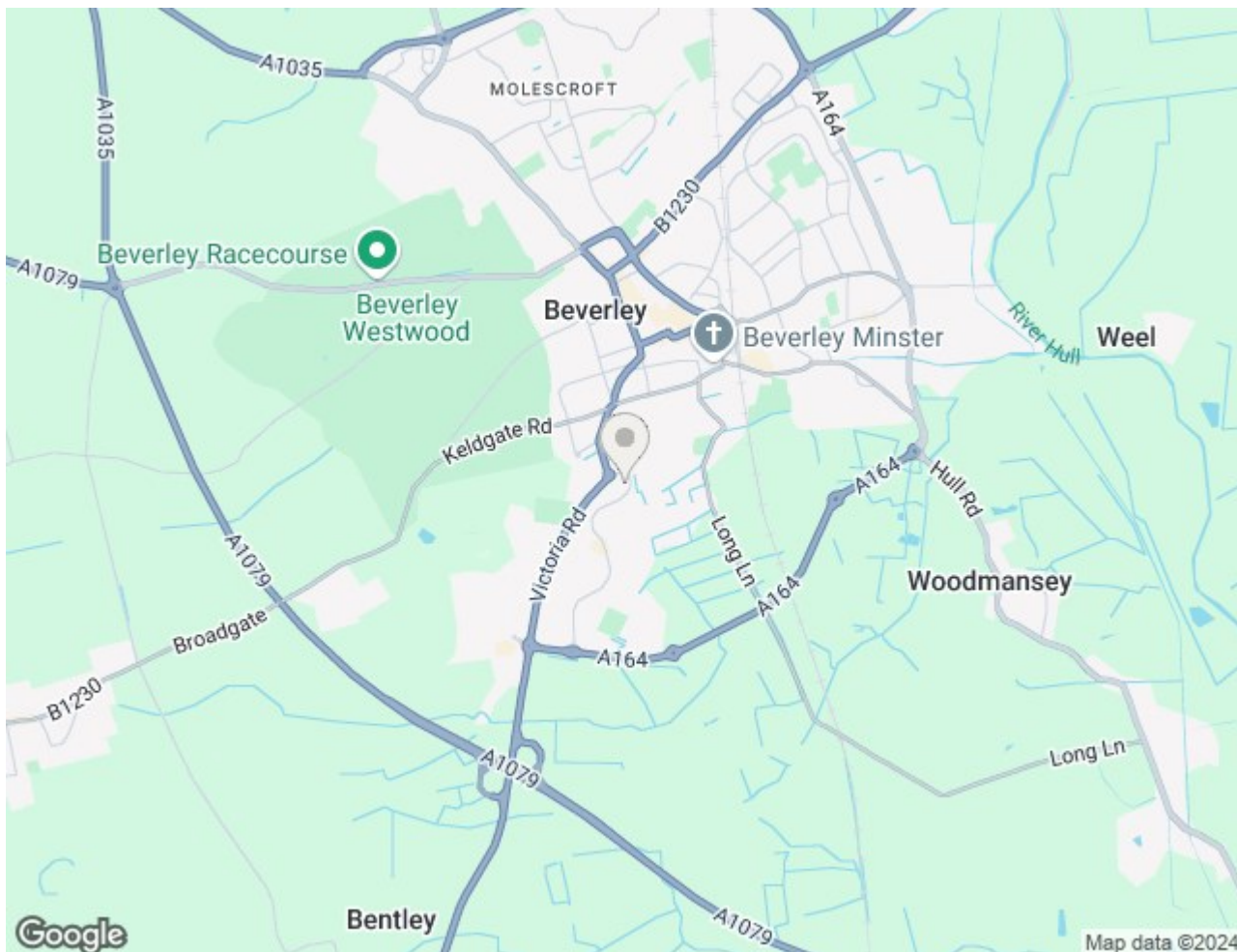
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

