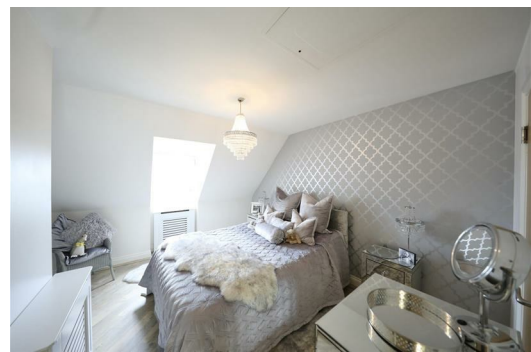




SYMONDS + GREENHAM

Estate and Letting Agents



7 Laurel Court, Beverley, HU17 8GF

Offers over £370,000

Modern Mews Townhouse in Prime Beverley Setting
Overlooking the Westwood | No Chain | Versatile Four-Bed Layout

Set at the end of a peaceful cul-de-sac, this contemporary mews-style townhouse enjoys an enviable position with far-reaching views across the Westwood at the rear – one of Beverley's most sought-after natural landmarks.

Offered with no onward chain and vacant possession, the property delivers impressive versatility over three spacious floors, with up to four double bedrooms depending on your lifestyle needs. The current layout features a first-floor 22ft living room with stunning treetop views of the Westwood, alongside a second reception room on the ground floor with French doors opening directly onto the garden – perfect as a lounge, office, or additional bedroom.

A well-appointed kitchen includes integrated appliances, while the principal bedroom benefits from a walk-in wardrobe. The accommodation is further enhanced by three WCs (cloakroom, shower room, and family bathroom), and there is gas central heating and uPVC double glazing throughout.

Externally, the property offers a private driveway, an integral garage, and a beautifully elevated rear garden with pedestrian side access and uninterrupted views of the pastureland beyond. The front aspect looks over a charming green, adding to the tranquil setting.

Just moments from Beverley town centre, the Westwood Pastures, and the Racecourse, this is a rare opportunity to secure a modern home in a premier location with nature, amenities, and character on your doorstep.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E

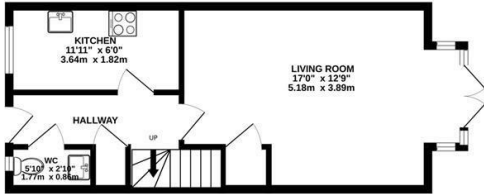
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

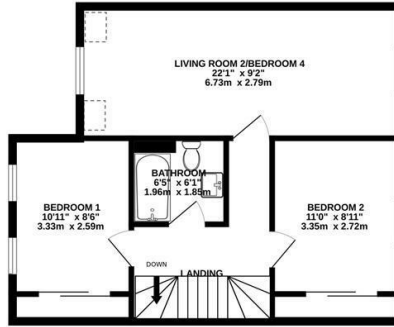
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

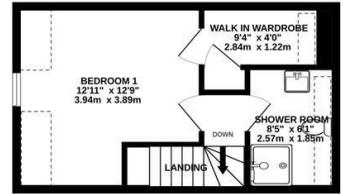
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1129sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

