



7 Flemingate Court, Beverley, HU17 0SZ

FOR SALE - Guide Price £315,000 - £320,000

Haller Evans

Chartered Surveyors

Contemporary Town House / Attractive Courtyard Development / Open Plan Kitchen, Dining & Living Area

Ground Floor W.C. / En Suite Shower Room & Separate Bathroom / Courtyard Garden / Allocated Parking / No Chain

A **MODERN TOWN HOUSE** in desirable location, very conveniently located for Beverley Town Centre and the wide range of amenities offered, including the local leisure centre and Flemingate retail and leisure development. Good road links connect into Hull and there are excellent train connections available from the nearby Beverley railway station.

The property benefits from a gas fired central heating system and uPVC double glazing throughout, including french doors leading off the open plan living area to a west-facing courtyard garden, together with a Juliet balcony to the first-floor bedroom/sitting room.

With accommodation over 3 floors, the layout offers flexibility and briefly comprises entrance hall with stairs to first floor, open plan kitchen/dining/living area and w.c. to the ground floor, bedroom 1 / sitting room with en suite and bedroom 4 to the first floor, landing with stairs to second floor with 2 further bedrooms and family bathroom.

The property is arranged as seen on the floorplans and in detail the property comprises: -

GROUND FLOOR

Entrance Hall	With uPVC composite entrance door, radiator, stairs to first floor, understairs store cupboard, fitted wood effect vinyl flooring to hallway and fitted carpet to stairs
Kitchen/Dining/Living Area	Approx 7.83m x 7.46m. With uPVC window frame to front elevation, comprehensively fitted kitchen with a range of matching units, including white gloss doors, modern worktops, integrated electric oven, hob and extractor hood, dishwasher, fridge-freezer and washing machine, vinyl flooring, open to dining/living area, two sets of uPVC french doors to courtyard garden, full height storage cupboard with shelving, electric meter and gas central heating boiler, fitted wood effect vinyl flooring
WC	Approx 1.66m x 0.92m. With low flush white wc and wall-mounted corner wash hand basin with storage unit, radiator, vinyl flooring

FIRST FLOOR

First Floor Landing	With uPVC window to front elevation, radiator, ceiling spotlights, fitted carpet
Bedroom 1/Sitting Room	Approx 3.87m x 4.84m. Good sized double bedroom (or ideal as first floor sitting room) with uPVC double glazed window with Juliet balcony to rear elevation and second uPVC window frame, radiator, fitted carpet
En Suite Shower Room/WC	With Shower Unit, white low flush wc and wall-mounted wash hand basin with tiled splash back, radiator, extractor fan, vinyl flooring
Bedroom 4	Approx 3.37m x 2.65m. Double bedroom with uPVC double glazed window to front elevation, radiator, fitted carpet

SECOND FLOOR

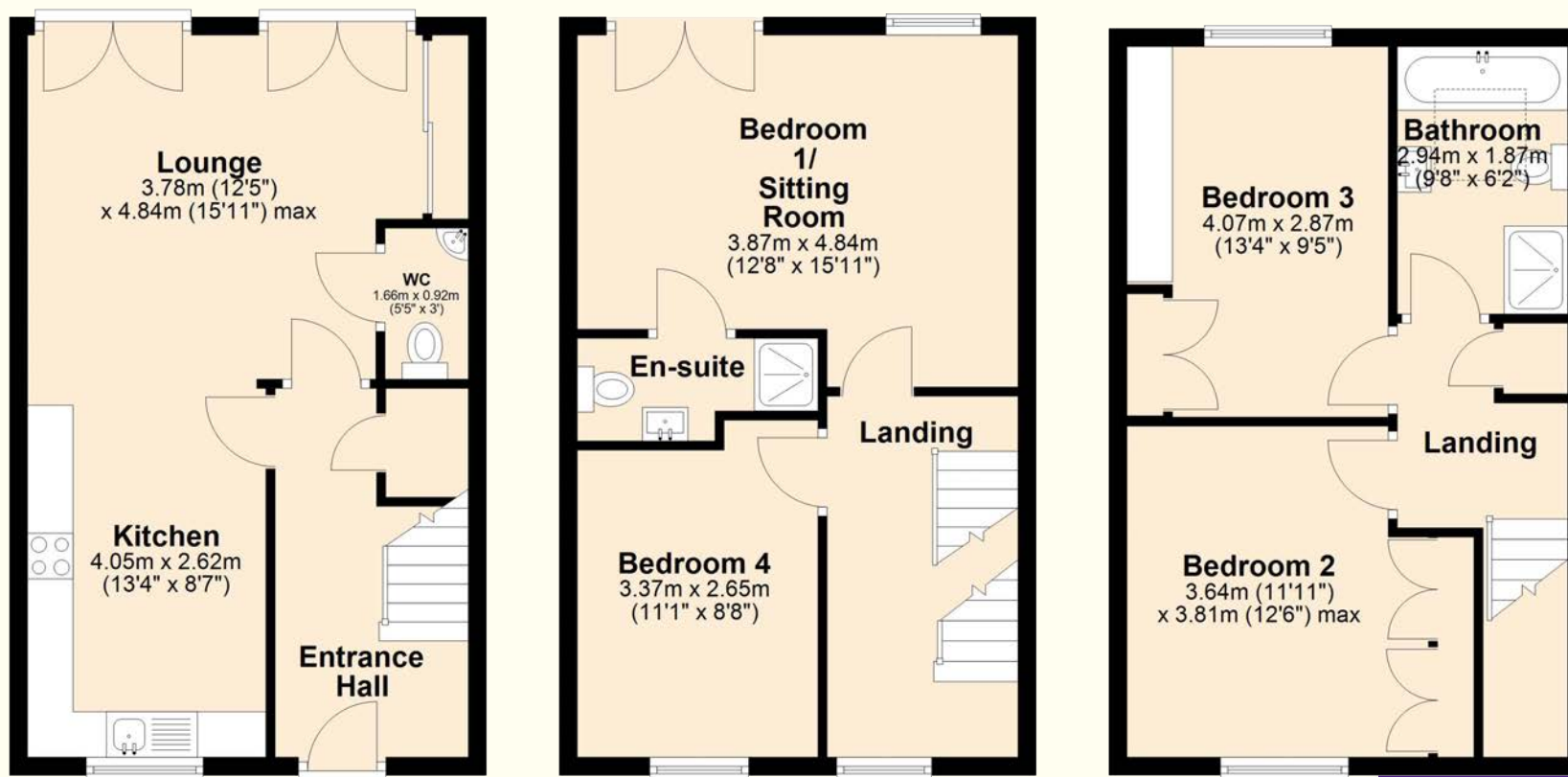
Second Floor Landing	With wall cupboard housing water storage tank, fitted carpet
Bedroom 2	Approx 3.64m x 3.81m. Double bedroom with uPVC double glazed window overlooking the front elevation, fitted wardrobes, radiator, fitted carpet
Bedroom 3	Approx 4.07m x 2.87m. Double bedroom with uPVC double glazed window to rear elevation, fitted wardrobes providing useful storage space, ceiling hatch to roof void, radiator, fitted carpet
Bathroom/WC	Approx 2.94m x 1.87m. With velux window frame, panelled bath, separate shower unit, white low flush wc and wall mounted wash hand basin, tiled walls, radiator, vinyl flooring

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External	Flemingate Court itself is laid to block paving, with residents parking provided to the front of the various properties. No 7 benefits from a recently fitted electric car charging point. To the rear of the property there is a private, easy maintenance paved courtyard garden offering a good degree of privacy and with attractive shrub borders.
Services	Mains gas, electricity, water and drainage are available.
Heating	A gas heating system is fitted.
Council Tax	We understand from Internet enquiry that the property is assessed in Band D - The Local Authority is East Riding of Yorkshire Council.
Energy Performance Rating	C
Tenure	Freehold
Viewing	For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com



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ADDITIONAL PHOTOS & PLANS



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