



St. Nicholas Villas, , Beverley, Beverley

Guide price of £250,000



Key Features

- Central Beverley Location
- Close to amenities and train station
- Good transport links
- Three Storey Townhouse
- Two Receptions
- Three Bedrooms
- EPC rating B
- Freehold





INVITING OFFERS BETWEEN £250,000 AND £260,000

Northwood are pleased to offer this three bedroom townhouse offering accommodation in close proximity of the Flemingate Centre, Beverley Minster and just a short stroll from the local shops, restaurants and bars in the town centre.

With easy access to the A1079 and just a 9 minute walk away from Beverley train station providing direct rail services to Scarborough, York and via Hull's main-line rail services to Doncaster, Leeds, Manchester and London to name a few.

Quick access by car onto the motorway network via the A1079 and A63 to the M62 and M1. Humberside airport is within easy reach by car.

The property briefly comprises of entrance hallway, leading to the open plan kitchen / living area and WC on the ground floor. Staircase leading to first floor landing providing access to the first floor living room, bedroom 3 and bathroom. Additional staircase leading to the second floor landing, providing access to bedrooms 1 & 2 and further bathroom.

External french doors leading to private courtyard and secure parking area. This property comes with two allocated parking spaces which is a rarity within the town centre.



Location

Beverley is a popular Historic Market Town with a wide range of facilities and local attractions including the Minster, the Westwood, Beverley Racecourse and a private golf club.

Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

External Approach

Standing proud on the St Nicholas Road, this is town centre living at its best on the doorstep of the Flemingate complex offering an array of shopping outlets and cafes.

The property is entered via an external double glazed composite door leading directly into the entrance hallway.

Entrance Hallway

Providing direct access to the open plan living area and ground floor WC with staircase leading to the first floor landing.

Open Plan Living Kitchen

The kitchen is equipped with a range of wall and base units in walnut shaker style with chrome handles, contrasting granite effect laminate worktop, stainless steel sink with mixer tap over and matching upstands.

Cooking facilities include double electric oven, gas hob with stainless steel splashback and chimney extractor overhead.





Space for Fridge / Freezer and washing machine.

Ample living space for all the family to relax with double glazed French doors providing access to the rear courtyard.

Spacious understairs storage cupboard and lino to the flooring throughout.

Ground Floor WC

Located off the hallway is the WC comprising of two piece white suite, back to wall toilet and pedestal sink unit with mixer tap. Lino to flooring.

First Floor Landing

Providing access to the first floor lounge, bedroom 3 and bathroom 1, with further staircase leading to the second floor landing. Carpet to flooring.

Lounge / Further Bedroom

3.09m x 4.03m (10'1" x 13'2")

A flexible space that can be utilised as a main lounge or further bedroom if required. Two double glazed windows overlook the street scene at the front of the property. Carpet to flooring.

Bedroom 3

2.44m x 4.35m (8'0" x 14'4")

Double bedroom with two double glazed windows to the rear aspect overlooking the courtyard. Carpet laid to flooring.

Bathroom 1

2.35m x 1.68m (7'8" x 5'6")

Part tiled bathroom comprising of white suite, pedestal sink with mixer tap over, close coupled toilet and bath with shower over and side screen. Lino to flooring.



Second Floor Landing

Providing access to the second floor bedrooms (1&2) and bathroom 2. Carpet to flooring.

Bedroom 1

3.34m x 4.07m (11'0" x 13'5")

Double bedroom with with box bay window to the front aspect overlooking the courtyard and additional velux window. Carpet laid to flooring.

Bedroom 2

2.49m x 4.34m (8'2" x 14'2")

Double bedroom with with two double glazed windows to the rear aspect overlooking the courtyard. Carpet laid to flooring.

Bathroom 2

2.08m x 1.68m (6'10" x 5'6")

Part tiled bathroom comprising of white suite, pedestal sink with mixer tap over, close coupled toilet and bath with shower over and side screen. Lino to flooring.

Rear Courtyard

An enclosed paved area provides an inviting space to enjoy a summer barbecue or a relaxing evening drink, along a raised area laid with artificial turf and steps to the rear gate leading to the external courtyard.

Parking

Private parking is available to the rear of the property where there are x2 allocated parking spaces.





Services

Mains gas, water, electricity and drainage are connected to the property.

The property also has the benefit of solar panels for the heating of hot water.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Heating

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

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D'.

Block Management

The property is contained within a private development with shared facilities.

Please contact Northwood office on 01482 444440 for further information regarding management and service charges.

Fixtures and Fittings

Certain fixtures, fittings and furniture may be purchased with the property or may be subject to separate negotiation.

Mortgage

We are pleased to work with 'Mortgage Advice Bureau', who provide Northwood clients with expert independent mortgage advice.

With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

The Mortgage Advice Bureau can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation / Appraisal

A market appraisal is a great way to start your property journey. You can find out what your property is worth with a virtual or face to face appointment in your home. If you're thinking of making a move, we would love to hear from you.

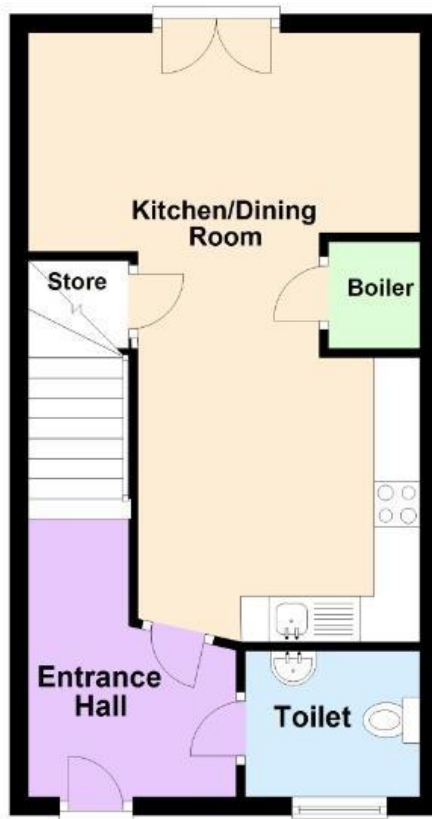
Call our sales team on 01482 444440 to book your free, no obligation market appraisal now!

Floorplan

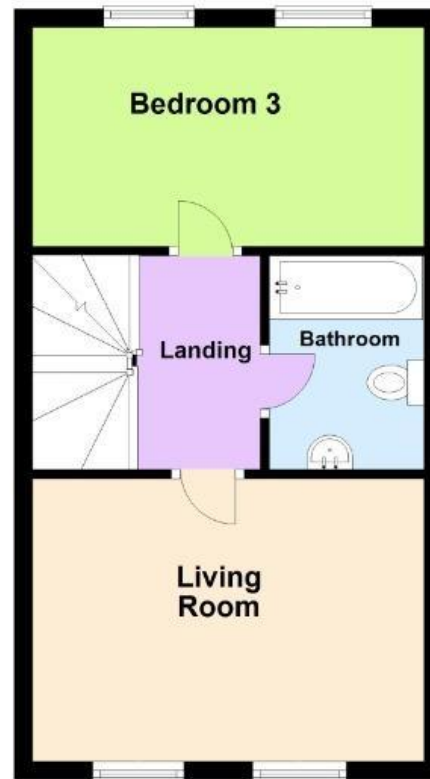
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only

Ground Floor

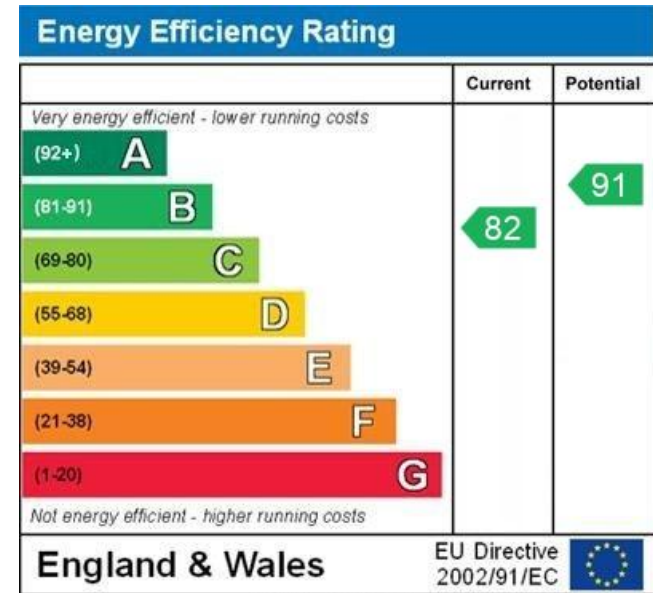


First Floor



Second Floor





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