

12, Regent Street,
Beverley, HU17 8HS
Offers In The Region Of £175,000



****Vacant Possession**** - A charming two-bedroom period home, close to the heart of Beverley, recently improved to blend modern convenience with its classic character.

The property enjoys a warm inviting living space, modern fitted kitchen with dining room, rear lobby and modern bathroom to the ground floor. Upstairs there are two spacious double bedrooms.

Perfect property for investment or ideal first-time home, alternatively those looking to downsize in such a historic prime location.

East Riding of Yorkshire Council tax band - B
Tenure - Freehold
EPC Rating - D



The market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

Front door leading in.

LIVING ROOM

3.34 x 2.64 (10'11" x 8'7")
Tv point. Fitted storage.

DINING ROOM

3.97 x 3.67 (13'0" x 12'0")
Under stairs storage. Wall mounted storage cupboard.

Stairs off.

Open Plan through to:-

KITCHEN

3.41 x 1.87 (11'2" x 6'1")
A range of light wall and floor units with complimentary work surfaces and splashbacks. Stainless steel sink unit. Stainless steel electric oven with gas hob and splashback. Central velux style window. Space for slimline fridge freezer or under counter fridge/freezer. Door to Lobby.

LOBBY

Wall mounted gas central heating boiler. plumbed for washing machine. Back door off.

BATHROOM

1.90 x 1.86 (6'2" x 6'1")
Suite with Low level WC, panelled bath with shower over and shower screen, pedestal hand basin and partially tiled walls.

FIRST FLOOR

MASTER BEDROOM

3.65 x 3.32 (11'11" x 10'10")
Generous double size to front elevation. Telephone point.

BEDROOM TWO

3.68 x 3.11 (12'0" x 10'2")
Good size Double with storage cupboard. Tv point.

OUTSIDE

Low maintenance gravel garden with rear gate.

PARKING

On Street

ADDITIONAL INFORMATION

Parking permits apply.

SERVICES

APPLIANCES

No appliances have been tested by the agents.

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Ground Floor



First Floor



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

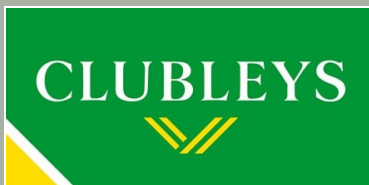
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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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			
		60	81
England & Wales		EU Directive 2002/91/EC	

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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.