



Holme Church Lane, Beverley HU17 0PY

welcome to

Holme Church Lane, Beverley

A modern style three bedroom house situated in this popular location, master bedroom with ensuite. Garage & gardens.



A modern style three bedroom terraced property which is situated in this popular location close to the Flemingate development. The accommodation comprises of entrance vestibule, lounge with dining area and kitchen. Three bedrooms to the first floor - master with ensuite and bathroom. Driveway to garage and rear gardens.

Entrance Vestibule

With double glazed entrance door and radiator.

Lounge/diner

23' 1" x 10' 8" (7.04m x 3.25m)

With double glazed windows to the front and rear.

Radiator and stairs leading to the first floor accommodation.

Kitchen

11' 2" x 9' 5" narrowing to 7' 1" (3.40m x 2.87m narrowing to 2.16m)

Comprising a range of wall and base units with worksurfaces, sink and splash back tiling. Electric oven and gas hob. Understairs cupboard, radiator and gas central heating boiler. Double glazed window to the rear and door to garden.

First Floor

Landing

With airing cupboard

Bedroom One

14' 5" x 8' 5" (4.39m x 2.57m)

With double glazed window to the rear, fitted wardrobe & overhead cupboard and radiator.

Ensuite

Partially tiled with shower, wash hand basin and wc. Radiator and double glazed window to the rear.

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

With double glazed window to the front and radiator.

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m)

With double glazed window to the rear and radiator.

Bathroom

Comprising bath, wash hand basin, wc and radiator. Double glazed window to the side.

Front Garden

There is a small front garden with driveway leading to garage.

Rear Garden

With a decked area and lawn.

Driveway To Garage



view this property online williamhbrown.co.uk/Property/BEV105726



welcome to

Holme Church Lane, Beverley

- A modern style three bedroom house
- Entrance vestibule, lounge/dining area
- Kitchen & family bathroom
- Master bedroom with ensuite
- Driveway to garage & gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£195,000



directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV105726

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
BEV105726 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk