



Southwell Close, BEVERLEY HU17 8UP

welcome to

Southwell Close, BEVERLEY

Lovely detached family home situated at the head of a cul de sac on this popular residential location with superb road connections and local amenities.



Entrance Hall

Double glazed entrance door, radiator, wood grain effect flooring, coved ceiling and stairs to first floor.

Cloakroom

Double glazed window to the side, tiled walls, wood grain effect flooring, wc and wash hand basin.

Dining Room

11' 7" x 8' 1" (3.53m x 2.46m)

Double glazed windows to front and side aspects, radiator, wood grain effect flooring and centre rose to a coved ceiling.

Through Lounge

15' 7" x 11' 3" Maximum (4.75m x 3.43m Maximum)

With a double glazed window to the front aspect, together with double glazed french doors giving access to the rear garden, twin radiators, wood grain effect flooring, fireplace with gas fire and coved ceiling.

Kitchen

15' 6" x 8' 1" extending to 11' 5" (4.72m x 2.46m extending to 3.48m)

Double glazed window to the side and rear, base and wall units, worksurfacing with tiled splash back, gas cooker point with hood over, plumbing for an automatic washing machine and dishwasher.

Concealed gas central heating boiler, coved ceiling, access to an understairs storage cupboard and a double glazed ranch style rear entrance door.

Landing

Double glazed window to the rear.

Bedroom One

16' 9" Plus door entrance x 10' Plus wardrobes (5.11m

Plus door entrance x 3.05m Plus wardrobes)

Double glazed windows to front and side aspects, range of built in wardrobes, built in shelved cupboard, twin radiators and twin roses to a coved ceiling.

Ensuite

Part tiled walls, tiled floor, extractor fan, shower cubicle and pedestal wash hand basin.

Bedroom Two

11' Plus wardrobes x 8' 7" Plus door entrance (3.35m Plus wardrobes x 2.62m Plus door entrance)

Double glazed window to the front aspect, built in floor to ceiling sliding doored wardrobes, wood grain effect flooring and a coved ceiling.

Bedroom Three

8' 5" x 6' 5" (2.57m x 1.96m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the rear aspect, tiled floor, heated towel radiator, panelled bath with shower over, wc and a wash hand basin.

Outside

Open plan front garden with side drive to garage.

The rear garden has an open aspect and is fully enclosed with fencing and has been designed for an easily maintained garden with paved areas and borders with mature silver birch tree. To the side of the property is a timber store shed.

Garage/workshop

17' 2" x 8' 2" (5.23m x 2.49m)

Brick constructed garage with an up and over door to the front, light and power provided together with a side access door. To the rear of the garage is access to a workshop area again having light and power provided and measuring 8' x 7".



view this property online williamhbrown.co.uk/Property/BEV105280



welcome to

Southwell Close, BEVERLEY

- Detached Home In Cul De Sac Position
- Two Reception Room & Three Bedrooms
- Cloaks/WC, En Suite To Master Bedroom + Family Bathroom
- Gardens With Open Aspect, Drive & Garage
- Council Tax Band D

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV105280](https://www.williamhbrown.co.uk/Property/BEV105280)



Property Ref:
BEV105280 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk