

Kilvin Drive, Beverley HU17 9PG



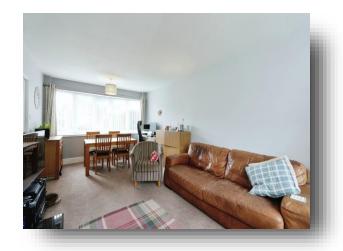
### Welcome to

#### Kilvin Drive, Beverley

\*\*\* £5000 Allowance Towards Deposit\*\*\* Lovely family home situated in this popular cul de sac and having quality fittings and presented to a high decorative standard. Front & rear gardens and garage. Well worthy of an internal inspection.













#### **Entrance Hall**

With double glazed side entrance door, wood grain effect flooring, radiator, understairs cupboard with gas and electric meters.

#### Lounge/Dining Room

19' 7" x 11' 4" ( $5.97m \times 3.45m$ ) With double glazed bay window to the front aspect, double glazed window to the rear aspect, two radiators and log burner.

#### Kitchen

#### 8' x 13' ( 2.44m x 3.96m )

Comprising a range of wall and base units, electric oven and hob with extractor fan over, stainless steel sink, integrated dishwasher and plumbing for a washing machine. Space for a freestanding fridge, pantry cupboard, and central heating boiler. Double glazed window to the side aspect and double glazed patio doors to the rear.

#### Landing

With double glazed window to the front aspect, airing cupboard and access to the loft (with ladder and power).

#### **Bedroom One**

11' 8" into bay x 11' 6" ( 3.56m into bay x 3.51m ) With a double glazed window to the rear, built in wardrobes and radiator.

#### **Bedroom Two**

11' 6" x 8' 4" ( 3.51m x 2.54m ) With double glazed window to the front and radiator.

#### **Bedroom Three**

9' 9" x 8' 6" ( 2.97m x 2.59m ) With double glazed window to the rear, radiator and fitted wardrobe.

#### Bathroom

With double glazed window to the side aspect, tiling to the walls, bath with shower over and shower screen, wash hand basin, wc and heated towel



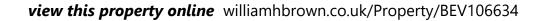
radiator.

#### Outside

To the front of the property is a lawned area with a hedge surround. A shared driveway leads to the single garage. To the rear of the property is a lawned area leading to the rear patio area and fenced surrounds. There is a shed behind the garage.

#### Garage

A single garage with power and light.





#### Welcome to

## **Kilvin Drive, Beverley**

- Semi Detached Family Home
- Popular Cul De Sac Position
- Ready To Move Right Into
- 3 Bedrooms, Garden & Garage.
- Council Tax Band C

Tenure: Freehold EPC Rating: C

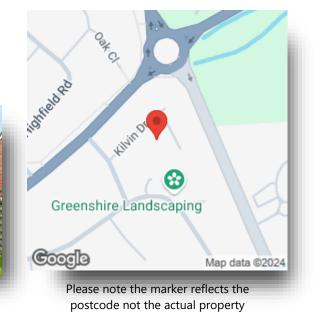
# £199,950



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







view this property online williamhbrown.co.uk/Property/BEV106634

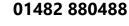


Property Ref: BEV106634 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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