



**Holderness Crescent, BEVERLEY HU17 0BE**



**welcome to**

**Holderness Crescent, BEVERLEY**

Substantial family semi-detached family house planned over three floors with a generous garden in an established residential location.



### **Entrance Hall**

Accessed via a double glazed entrance door with radiator and stairs to the first floor.

### **Lounge**

14' 2" max x 12' 3" into recess ( 4.32m max x 3.73m into recess )

With a double glazed window to the rear aspect, radiator and coved ceiling.

### **Breakfast Kitchen**

11' 3" x 9' 4" ( 3.43m x 2.84m )

With a double glazed window to the front aspect, extractor fan and access to an understairs storage cupboard. Range of wall and base units with worksurfacing incorporating a stainless steel sink unit, plumbing for an automatic washing machine and plumbing for a dishwasher and an electric cooker point.

### **Rear Lobby Cloakroom/Wc**

With a double glazed window to the rear aspect and wc.

### **Brick Store**

12' x 9' max ( 3.66m x 2.74m max )

With a glazed side entrance door, double glazed window to the rear aspect and a walk-in storage cupboard off.

### **First Floor Landing**

With a double glazed window to the front aspect and stairs to the second floor.

### **Bedroom Two**

11' 3" max x 10' 9" ( 3.43m max x 3.28m )

With a double glazed window to the rear aspect, radiator and built in storage cupboard.

### **Bedroom Three**

11' 2" x 9' 7" ( 3.40m x 2.92m )

With a double glazed window to the rear aspect, radiator and built in wardrobe plus a storage cupboard.

### **Bathroom**

With a double glazed window to the side aspect, tiled walls and floor, extractor fan, heated towel radiator and a cupboard housing the gas central heating boiler. Panelled bath with shower over, pedestal wash hand basin and wc.

### **Second Floor Landing**

With a double glazed skylight window to the front aspect.

### **Bedroom One**

15' 7" plus recess x 11' 9" restricted head height ( 4.75m plus recess x 3.58m restricted head height )

With a double glazed skylight window to the rear aspect and radiator.

### **Outside**

To the front of the property is a slate chipping garden area with the rear garden having a paved patio to a mainly lawned garden with established borders and fenced surrounds.



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## Holderness Crescent, BEVERLEY

- Three storey semi-detached family home
- Generous garden
- Close to Town Centre & Flemingate
- Established residential location
- Council Tax Band A

Tenure: Freehold EPC Rating: D

**£180,000**

### 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

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Property Ref:  
BEV106655 - 0004

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