

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

directions to this property:

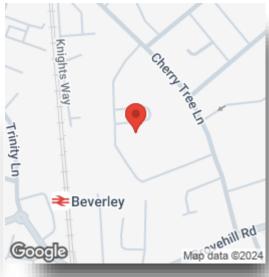
See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.

£180,000







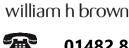


Please note the marker reflects the postcode not the actual property

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Property Ref: BEV106655 - 0004 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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