



**Nornabell Drive, Beverley, HU17 9GJ**





**Welcome to**

**Nornabell Drive, Beverley**

Modern semi-detached property situated on this popular development on the northern outskirts of Beverley.



### **Entrance Hall**

Accessed via a double glazed entrance door, wood grain effect flooring and radiator.

### **Lounge**

14' 3" plus bay window x 10' 7" ( 4.34m plus bay window x 3.23m )

With a double glazed bay window to the front aspect, fireplace with gas fire and radiator.

### **Inner Hallway**

With stairs to the first floor level and built in storage cupboard.

### **Downstairs Cloakroom/Wc**

With radiator, pedestal wash hand basin and wc.

### **Dining Kitchen**

14' 1" x 13' 6" narrowing to 10' 3" ( 4.29m x 4.11m narrowing to 3.12m )

With a double glazed window to the rear aspect together with double glazed French doors giving access to the rear garden. There is also a double glazed rear entrance door. There is a range of base and wall units with work surfacing with tiled splash surrounds and incorporating a sink. Electric induction hob with hood over together with a built in electric oven. Plumbing for an automatic washing, concealed gas central heating boiler, radiator and wood grain effect flooring.

### **Landing**

Radiator, built in over stairs airing cupboard with hot water tank and access to the loft.

### **Bedroom One**

10' 3" x 9' 4" plus recess ( 3.12m x 2.84m plus recess )

With double glazed window to the rear aspect and radiator.

### **Ensuite**

Double glazed window to the side aspect, heated towel radiator, part tiled walls and tiled floor.

Extractor fan, shower enclosure, vanity sink unit and wc.

### **Bedroom Two**

11' 7" x 6' 7" ( 3.53m x 2.01m )

With a double glazed window to the front aspect and radiator.

### **Bedroom Three**

8' 6" x 7' 2" ( 2.59m x 2.18m )

With a double glazed window to the front aspect and radiator.

### **Bathroom**

With a double glazed window to the side aspect, part tiled walls and tiled floor. Extractor fan and heated towel radiator. Panelled bath with shower over, vanity sink unit and wc.

### **Outside**

To the front of the property is an open plan walled garden with a side drive providing off street parking. The rear garden is laid to lawn with a corner paved patio area. Mature shrubs and fencing to the perimeter. With the rear garden is garden store shed.



***view this property online*** [williamhbrown.co.uk/Property/BEV106729](http://williamhbrown.co.uk/Property/BEV106729)



## Welcome to

## Nornabell Drive, Beverley

- Modern semi-detached house
- 3 bedrooms
- Ensuite plus bathroom
- Front & rear gardens, off street parking
- 

Tenure: Freehold EPC Rating: D

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/BEV106729](https://www.williambrown.co.uk/Property/BEV106729)



Property Ref:  
BEV106729 - 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.

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@williambrown.co.uk](mailto:Beverley@williambrown.co.uk)



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



[williambrown.co.uk](https://www.williambrown.co.uk)