



Flemingate, Beverley, HU17 0NZ

Welcome to

Flemingate, Beverley

*** £5,000 Allowance Towards Deposit *** Superb cottage-style middle property ideal for a variety of purchasers, in ready to move-in condition and boasting a central Beverley location.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Lounge

11' into recess x 10' 3" max (3.35m into recess x 3.12m max)

Double-glazed entrance door with double-glazed top window, and further double-glazed window to the front elevation. Radiator, wood-grain effect flooring, and covered ceiling.

Sitting Room

13' 7" max x 11' 9" into recess (4.14m max x 3.58m into recess)

Double-glazed window to the rear aspect. Radiator and stairs to the first-floor level, and access to under-stairs storage cupboard.

Kitchen

13' 2" max x 5' 5" max (4.01m max x 1.65m max)

Double-glazed window to the side aspect. Double-glazed rear entrance door and a range of modern base and wall units with high-gloss fronts. Contrasting work surfacing and tile splashback. Stainless steel sink unit, electric oven and hob. Plumbing for automatic washing machine, tiled flooring, and gas central heating boiler.

Ground Floor Bathroom

Double-glazed window to the side aspect. Tiled floor and towel radiator, extractor fan, part-tiled walls, panelled bath with shower over, vanity unit sink and WC.

Landing

Bedroom 1

11' 9" max x 10' 6" extending to 13' 6" (3.58m max x 3.20m extending to 4.11m)

Double-glazed window to the rear aspect, radiator and covered ceiling.

Bedroom 2

11' 9" into recess x 10' 4" max (3.58m into recess x 3.15m max)

Double-glazed window to the front aspect, radiator and covered ceiling

Outside

To rear is a paved garden area with rear pedestrian access.

Welcome to

Flemingate, Beverley

- Fully updated and modernised cottage property
- Central Beverley location
- Stone's throw from Flemingate shopping/leisure complex and railway station
- Ideal for a variety of purchasers
- Must be viewed to be fully appreciated

Tenure: Freehold EPC Rating: C

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106807 - 0007

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Directions to this property:

Please see map below, for further information please contact the branch on 01482 880488.



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