

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 coved 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 understairs 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 coved 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 coved ceiling

## Outside

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

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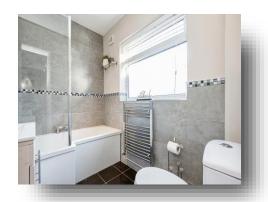
- Fully updated and modernised cottage property
- Central Beverley location
- Stone's throw from Flemingate shopping/leisure complex and railway station
- Ideal for a variety of purchasers
- Must be viewed to be fully appreciated

Tenure: Freehold EPC Rating: C

### Directions to this property:

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

# £155,000







St Nicholas Par III

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106807



Property Ref: BEV106807 - 0007 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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