



**Tickton Meadows, Tickton, Beverley HU17 9SZ**

## ***Welcome to***

### **Tickton Meadows, Tickton, Beverley**

Situated in a pleasant cul-de-sac location in the attractive and sought-after village of Tickton, to the east of the historic market town of Beverley is this two-bedroom modern mews-style house.





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](http://www.focalagent.com)

### Entrance Hall

Access via a double-glazed access door. Radiator, stairs to the first-floor level and covered ceiling.

### Lounge

12' 5" max x 10' 9" max ( 3.78m max x 3.28m max )

Twin double-glazed windows to the front aspect. Fireplace with tiled insert and gasfire. Radiator and covered ceiling.

### Full-Width Dining-Kitchen

14' 2" max x 8' 2" max ( 4.32m max x 2.49m max )

Twin double-glazed windows to the rear elevation together with rear entrance door. There is a range of base and wall units with worksurfacing over and tile splash surrounds, incorporating an enamel sink unit. Gas hob with hood over and built-in electric oven. Plumbing for automatic washing machine. access to under-stairs storage cupboard, radiator and covered ceiling.

### Landing

Coved ceiling.

### Bedroom 1

11' 5" max x 11' 1" +recess ( 3.48m max x 3.38m +recess )

Twin double-glazed windows to the front aspect. Built-in over-stairs storage cupboard, radiator, and covered ceiling.

### Bedroom 2

9' 5" max x 7' 7" max ( 2.87m max x 2.31m max )

Double-glazed window to rear aspect. Radiator and covered ceiling.

### Bathroom

Double-glazed window to the rear aspect. Part-tiled walls, extractor fan, radiator, covered ceiling and loft access. Panelled bath with shower over, pedestal washhand basin and WC.

### Outside

To the front of the property is parking. To the rear is an enclosed gravelled garden with fence surrounds and rear pedestrian access. Within the rear garden is a timber storage shed.

## Welcome to

### Tickton Meadows, Tickton Beverley

- Modern mews-style middle property
- Two bedrooms
- Enclosed rear garden and parking to the front
- Pleasant cul-de-sac within this popular village location
- Recently refurbished with new carpets

Tenure: Freehold EPC Rating: D

# £180,000



### Directions to this property:

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106773 - 0008

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