



**Waltham Court, Beverley, HU17 9JF**

**Welcome to**

**Waltham Court, Beverley**

Situated in a cul-de-sac location, this family-sized house is ideal for those who want the convenience of its excellent close to town 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](http://www.focalagent.com)

### Entrance Hall

Access via car port. Under-stairs cupboard and stairs to the first floor.

### Lounge

15' 6" x 14' 2" ( 4.72m x 4.32m )

Attractive feature log burner, wooden floors and double-glazed doors to the garden. Open plan to the kitchen.

### Kitchen Area

9' 8" x 8' 9" ( 2.95m x 2.67m )

A range of base and wall units, work-surfacing and splashbacks. Gas hob with extractor over, oven, fridge and freezer. Sink unit and drainer. Window to the side aspect.

### Landing

Double-glazed window to the front aspect. Cupboard housing boiler.

### Bedroom 1

15' 2" x 13' ( 4.62m x 3.96m )

Window to the front aspect.

### Bedroom 2

13' 4" x 8' 10" ( 4.06m x 2.69m )

Window to the rear aspect.

### Bedroom 3

13' 4" x 5' 10" ( 4.06m x 1.78m )

Window to the rear aspect.

### Bathroom

Two windows to the side aspect. Tiled floor and part-tiled walls. W/C, vanity wash hand basin, pear-shaped bath with shower over and screen.

## Welcome to

## Waltham Court, Beverley

- Three bedroom property close to town centre
- Open plan lounge with kitchen area
- Car port and parking
- Enclosed rear garden
- 

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106839 - 0007

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## Directions to this property:

Please see map below for directions. For more information please contact the branch on 01482 880488.



william h brown



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