

# Laughton Road, Beverley HU17 9JR



## Welcome to

## Laughton Road, Beverley

Stunning three-bedroom semi-detached family home situated in a desirable cul-de-sac 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

#### **Entrance Hall**

#### Lounge 13' 5" x 12' 5" ( 4.09m x 3.78m )

**Dining Room** 10' x 8' 3" ( 3.05m x 2.51m )

**Kitchen** 10' 8" x 7' 2" ( 3.25m x 2.18m )

Landing

**Bedroom 1** 13' 2" x 8' (4.01m x 2.44m)

**Bedroom 2** 9' x 8' (2.74m x 2.44m)

**Bedroom 3** 10' x 6' (3.05m x 1.83m)

#### Bathroom

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## Laughton Road, Beverley

- Charming three-bedroom semi-detached family home
- Peaceful cul-de-sac location
- Ample off-street parking
- Beautifully maintained private garden
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Tenure: Freehold EPC Rating: C

# £260,000





### view this property online williamhbrown.co.uk/Property/BEV106538



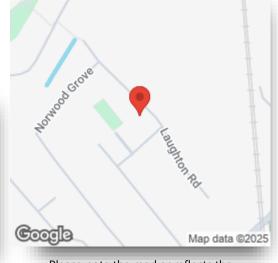
Property Ref: BEV106538 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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#### Directions to this property:

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





Please note the marker reflects the postcode not the actual property

william h brown



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