



**Keldgate, Beverley, HU17 8JD**



**Welcome to**

**Keldgate, Beverley**

Deceptively spacious double-fronted family home situated in this non-estate position in the highly regarded town of Beverley.





**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

17' 4" x 11' 4" ( 5.28m x 3.45m )

### Sitting Room

11' 6" into recess x 9' 6" ( 3.51m into recess x 2.90m )

### Dining Kitchen

18' 8" narrowing to 7' 5" x 10' 7" ( 5.69m narrowing to 2.26m x 3.23m )

### Shower Room

### Landing

### Bedroom 1

11' 4" x 10' 8" ( 3.45m x 3.25m )

### Bedroom 2

11' 6" into recess x 10' ( 3.51m into recess x 3.05m )

### Bedroom 3

8' 6" x 7' ( 2.59m x 2.13m )

### Separate Wc

### Bathroom

### Outside

To the front of the property is extensive bricksett off-street parking which also leads to the side of the property, with the rear garden having a paved patio to a lawned garden, with fence surrounds and set within the rear garden are two store sheds.

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)

## Welcome to

### Keldgate, Beverley

- Double-fronted family home
- Two reception rooms
- Three well-proportioned bedrooms
- Ground floor shower room plus first floor bathroom
- Extensive off-street parking and enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

### Directions to this property:

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

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107059](http://williamhbrown.co.uk/Property/BEV107059)



Property Ref:  
BEV107059 - 0005

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