



**St. Nicholas Road, Beverley, HU17 0EH**



***Welcome to***

**St. Nicholas Road, Beverley**

Impressive superbly well-presented remodelled and extremely well-maintained 3 bedroom and 2-bathroom bay fronted traditional home. Situated in the central Beverley location, benefits from having en suit facilities to the main bedroom.





**Ground Floor**

**First Floor**

## Store Porch

## Entrance Hall

## Lounge

13' 9" into bay window x 11' 9" into recess  
( 4.19m into bay window x 3.58m into recess )

## Dining Room

13' 1" x 12' 3" into recess ( 3.99m x 3.73m into recess )

## Kitchen

8' x 7' 3" ( 2.44m x 2.21m )

## Rear Lobby

## Ground Floor Shower Room

## Landing

## Bedroom 1

11' 9" x 11' 1" ( 3.58m x 3.38m )

## En Suite Shower Facilities

## Bedroom 2

11' 3" x 7' 9" ( 3.43m x 2.36m )

## Bedroom 3

10' into recess x 7' 7" ( 3.05m into recess x 2.31m )

## Bathroom

## Outside

Concrete forecourt garden with a attractive wall to the front boundary, immediate to the rear is an attractive garden area with a useful brick store to the rear elevation of the property and beyond which is further garden area with fence surrounds set within this area is a timber constructed summer 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)

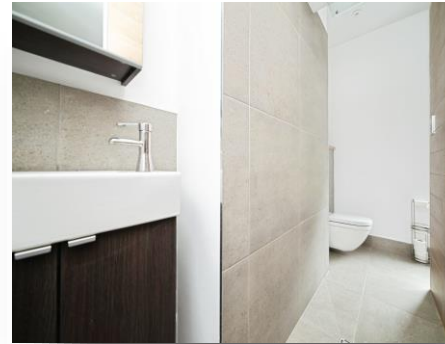
**Welcome to**

## **St. Nicholas Road, Beverley**

- Stunning bay fronted traditional family home.
- Situated in the central Beverley location.
- remodelled internally and extremely well presented en suite facilities to the main bedroom
- 2 reception room and 2 bathrooms
- enclosed rear garden with summer house, good view of Beverley Minster

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107116](http://williamhbrown.co.uk/Property/BEV107116)



Property Ref:  
BEV107116 - 0003

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**william h brown**



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**