



Grey Willow Drive, Beverley, HU17 0ZH

Welcome to

Grey Willow Drive, Beverley

There's nothing complicated about this beautifully simple home. Everything about it just works. with an inviting kitchen/dining with modern and open-plan flow.



There's nothing complicated about this beautifully simple home. Everything about it just works. The size and position of the windows ensures there's lots of natural light. The kitchen/dining area is modern and open plan. Two of the three bedrooms will comfortably accommodate a double bed. The master bedroom even has its own en suite. It's as simple as that.

Entrance Hall

Sitting Room

12' 2" x 12' 2" (3.71m x 3.71m)

Kitchen Dining Room

15' 6" x 11' (4.72m x 3.35m)

Landing

Bedroom 1

10' x 8' 4" (3.05m x 2.54m)

En Suite

Bedroom 2

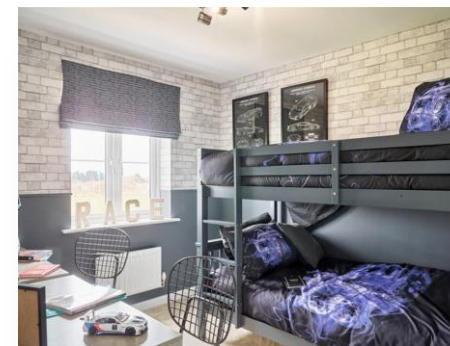
9' 10" x 8' 4" (3.00m x 2.54m)

Bedroom 3

9' 2" x 6' 10" (2.79m x 2.08m)

Agents Note

Please note there is nominal annual service charge, please contact agents for further information.



view this property online williamhbrown.co.uk/Property/BEV107197



welcome to

Grey Willow Drive, Beverley

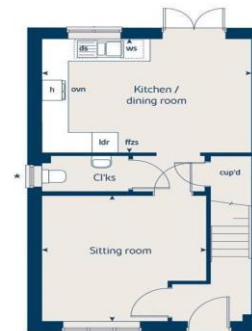
- 10-year NHBC Buildmark warranty
- 2 allocated parking spaces
- Open plan kitchen and dining room
- French doors to rear garden
- En-suite to bedroom 1

Tenure: Freehold EPC Rating: Awaited

Directions to this property:

For more information, please contact the branch on 01482 880488

£259,950



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BEV107197](https://www.williamhbrown.co.uk/Property/BEV107197)



Property Ref:
BEV107197 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)