



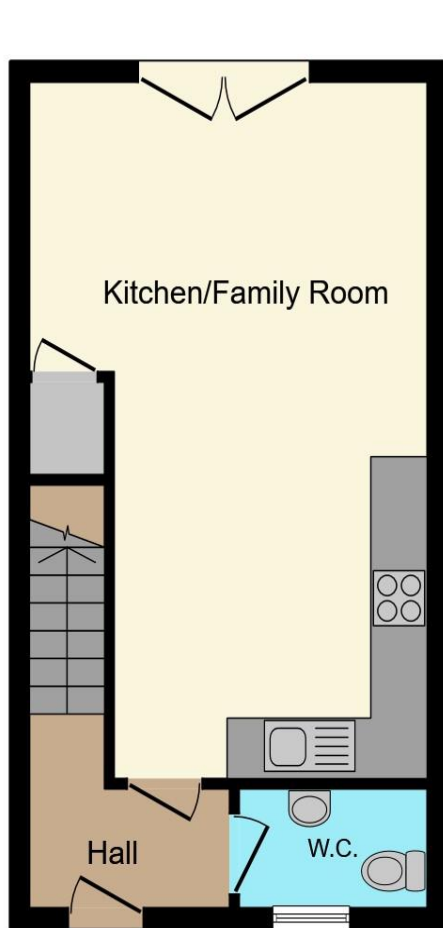
Baker Parade, Beverley, HU17 0GY

Welcome to

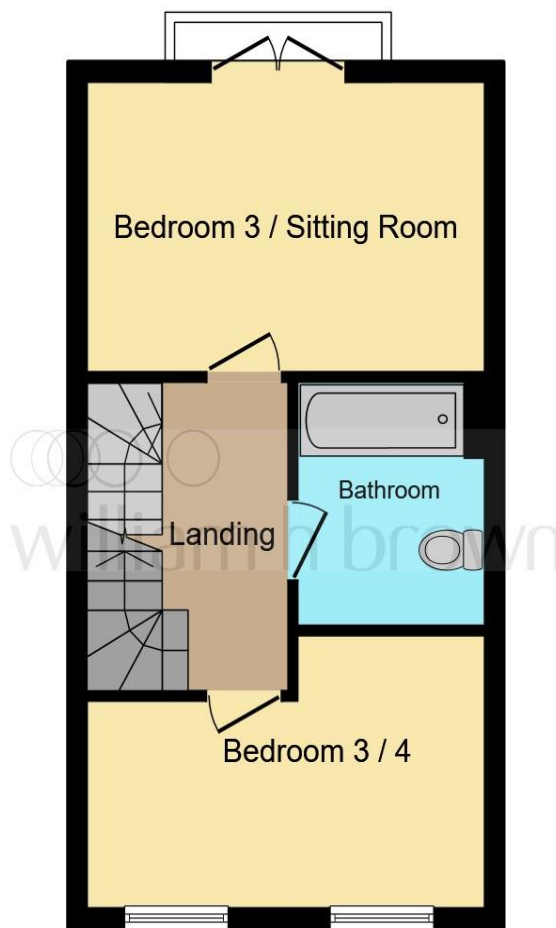
Baker Parade, Beverley

Stylish and spacious three-storey Linden Homes property built in 2021. presented to a high standard, offering flexible living space, enclosed garden, and garage - ready to move straight into.

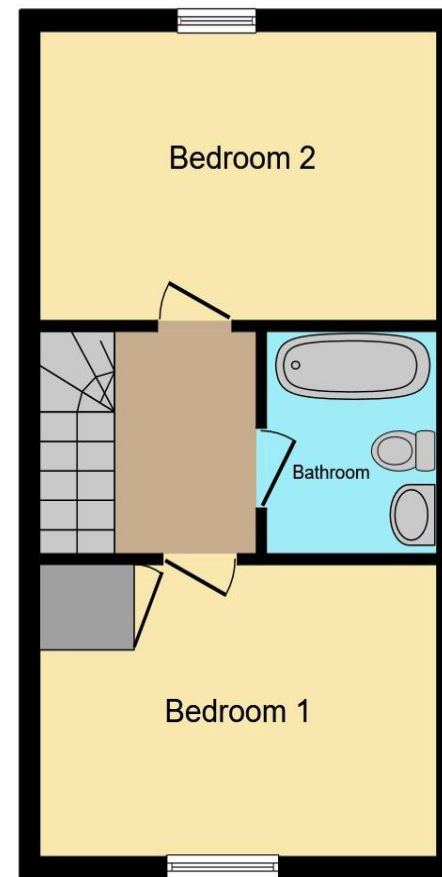




Ground Floor



First Floor



Second Floor

Entrance Hall

Cloakroom /WC

Lounge Area

13' 9" x 10' 5" (4.19m x 3.17m)

Kitchen Area

12' 3" x 9' 9" (3.73m x 2.97m)

First Floor Landing

Bedroom 3 / Sitting Room

14' 2" x 9' (4.32m x 2.74m)

Bedroom 3/4

13' Narrowing to 6ft 4 x 9' 2" Narrowing to 6ft 7 (3.96m Narrowing to 6ft 4 x 2.79m Narrowing to 6ft 7)

Second Floor Landing

Bedroom 1

13' 1" Narrowing to 9' 9" narrowing to 9' 9" x 10' Restricted head height (3.99m Narrowing to 9' 9" narrowing to 2.97m x 3.05m)

Bedroom 2

14' 1" x 9' 2" Restricted head height (4.29m x 2.79m Restricted head height)

Bathroom

Outside

Forecourt lawn area to the front of the property and to the rear is a paved-patio and pathway to a lawned area with fence surround and rear pedestrian access.

Outbuilding

A short distance from the house is a semi-detached brick garage

Agents Note

An annual service charge applies for the upkeep of the communal areas.

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

Welcome to

Baker Parade, Beverley

- Three-storey Linden Homes property built in 2021
- Remainder of 10-year NHBC warranty
- Enclosed rear garden and separate brick-built garage
- Versatile layout with up to four bedrooms
- Immaculately presented and move-in ready

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£260,000

Directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107223



Property Ref:
BEV107223 - 0005

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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william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk