

**Greensides Grove, Beverley, HU17 0ZP** 



## Welcome to

## **Greensides Grove, Beverley**

Stylish three-storey Strata-built townhouse, completed in 2021 and set in a quiet cul-de-sac with parking and communal garden. Beautifully presented with modern fittings, open plan living, and a top floor master suite.

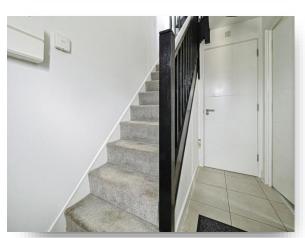














This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **Ground Floor**

#### **Entrance Hall**

### **Shower Room**

#### **Bedroom Two**

15' 2" maximum x 8' 9" maximum (4.62m maximum x 2.67m maximum)

#### **First Floor**

## Lounge/Diner/Kitchen

15' 4" x 11' 4" (4.67m x 3.45m)

#### **Second Floor**

#### **Master Bedroom One**

13' 7" plus wardrobes x 15' 4" including stairs (4.14m plus wardrobes x 4.67m including stairs)

#### **En Suite Bathroom**

#### Outside

To the front of the property is an allocated parking space and to the rear is a communal garden area.

## **Agents Note**

It should be noted that the property is subject to a nominal annual service charge to maintain communal areas.

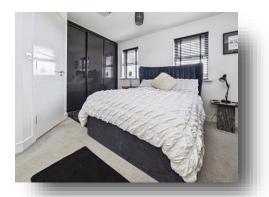
## Welcome to

## **Greensides Grove, Beverley**

- Modern Strata-built home with 6 years NHBC warranty remaining
- Well-presented accommodation over three floors
- Ground floor bedroom and shower room ideal for guests or home office
- Open-plan first-floor living with integrated kitchen appliances and twin aspects
- Allocated parking to front and access to communal garden

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

# £180,000

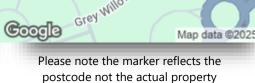






# See map below for directions. For more information, please contact the branch on 01482 880488

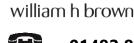
Directions to this property:



## view this property online williamhbrown.co.uk/Property/BEV107204



Property Ref: BEV107204 - 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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