



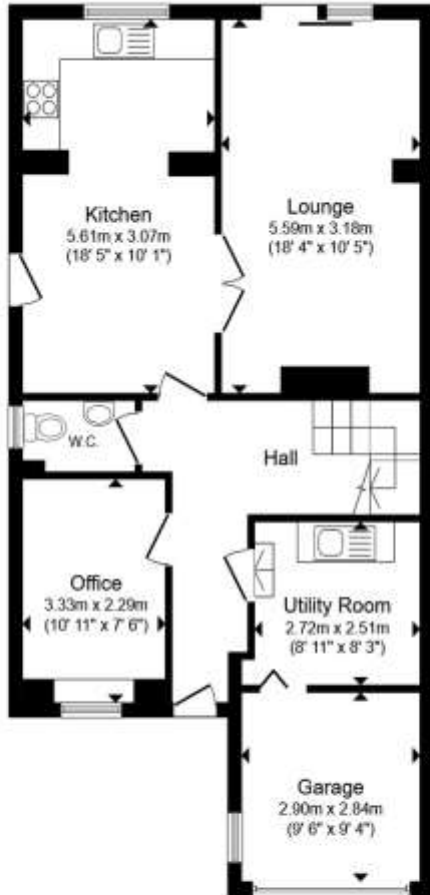
The Copse, Beverley, HU17 0RE

Welcome to

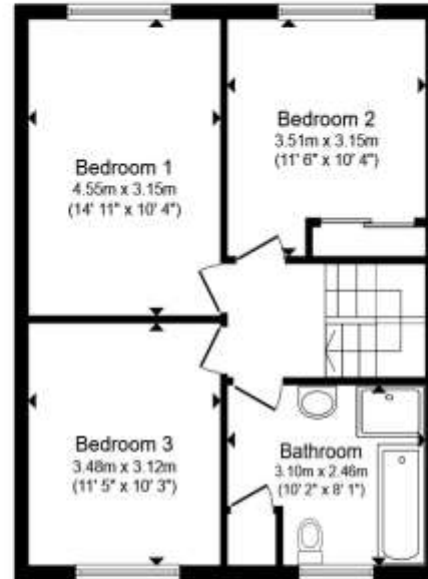
The Copse, Beverley

A greatly extended semi-detached family home located in a popular cul-de-sac, featuring a converted garage, spacious dining kitchen, enclosed rear garden, and off-street parking. With three bedrooms and ample storage, this property is ideal for modern family living.





Ground Floor



First Floor

Total floor area 123.7 m² (1,331 sq.ft.) approx

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.propertybox.io



Entrance Hall

Cloak Room

Study

7' 4" x 10' 8" (2.24m x 3.25m)

Lounge

10' 3" x 16' 6" (3.12m x 5.03m)

Kitchen / Diner

9' 9" x 18' 3" (2.97m x 5.56m)

Utility Room

9' x 8' 8" (2.74m x 2.64m)

Landing

Bedroom One

15' x 8' 1" (4.57m x 2.46m)

Bedroom Two

11' 3" x 10' 1" (3.43m x 3.07m)

Bedroom Three

11' 4" x 10' 2" (3.45m x 3.10m)

Bathroom

Garage Store

9' x 9' (2.74m x 2.74m)

Outside

To the front there is a nice open plan lawned garden with brick set driveway. To the rear of the property there is a patio area along with lawned garden with a fence surround for privacy.

Welcome to

The Copse, Beverley

- Extended Semi-Detached Family Home - Offering a spacious and flexible layout to suit modern family life.
- Converted Garage - Now a utility room with additional storage, enhancing functionality.
- Open Plan Front Garden & Driveway - Providing off-street parking for multiple vehicles
- Enclosed Rear Garden - Ideal for outdoor entertaining or quiet relaxation.
- Enlarged Dining Kitchen & Lounge - Perfect for family gatherings, with the lounge opening to the garden.

Tenure: Freehold EPC Rating: C
Council Tax Band: D

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/BEV107288



Property Ref:
BEV107288 - 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.

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