



## 4 Bramble Garth, Beverley, HU17 9UL

- Well Presented Two Bedroom Semi Detached House
- Front Entrance with access to Lounge
- Two Bedrooms
- Off Road Parking
- Gas Fired Central Heating System
- Pleasant Cu De Sac Position off Rowan Avenue
- Rear Facing Kitchen
- Modern Shower Room
- Rear Garden Area
- Double Glazing

**Offers In The Region Of £200,000**



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# 4 Bramble Garth, Beverley, HU17 9UL

Welcome to this charming semi-detached house located in the desirable area of Bramble Garth, Beverley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for small families or couples alike. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two bedrooms, offering ample space for rest and relaxation. The layout is thoughtfully designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively. The property includes a modern shower room, which is both stylish and practical, catering to all your daily needs. The kitchen area is well-equipped, providing a lovely space for preparing meals and enjoying family time. One of the standout features of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds to the convenience of living in this lovely neighbourhood. Bramble Garth is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding area offers a peaceful environment while still being close to the vibrant town centre of Beverley, known for its rich history and cultural attractions. In summary, this semi-detached house in Bramble Garth presents a wonderful opportunity for those seeking a comfortable and well-located home. With its appealing features and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

## Location

Situated within close proximity of Beverley town centre and the Flemingate development. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Entrance

Main entrance door provides access into the property. Radiator. Access into:

## Lounge

13'2" x 12'2" (4.023m x 3.726m)

Window to the front elevation. Stairs lead off to the first floor accommodation. Two radiators. Wooden effect flooring.

## Kitchen

13'1" x 8'2" (3.996m x 2.495m)

Containing a range of base and wall units. Work surfaces with single drainer sink unit. Space for appliances of cooker, washer, dryer and fridge/freezer. Window to the rear elevation and rear entrance door. Wooden effect flooring. Radiator.

## First Floor Landing

Access to roof void. Radiator. Access to all rooms off.

## Bedroom One

13'1" x 8'9" (3.996m x 2.677m)

Window to the front elevation. Radiator.

## Bedroom Two

6'7" x 8'6" (2.026m x 2.605m)

Window to the rear elevation. Radiator. Alcove recess.

## Shower Room

5'4" x 6'0" (1.648m x 1.843m)

Fitted with a suite of shower. Vanity unit with wash hand basin. WC. Tiling to the walls. Window to the rear elevation. Radiator.



### **Outside**

The property occupies a pleasant cul de sac position and has off road parking available to the front/side. Side access leads to the rear garden area. At the end of the garden is a useful garden shed/store.

### **Energy Performance Certificate**

The current energy rating on the property is pending.

### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number MOL103004000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### **Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Tenure**


The tenure of this property is Freehold.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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