



**Waltham Court, Beverley, HU17 9JF**

**Welcome to**

**Waltham Court, Beverley**

**\*\*Guide price £250,000 - £260,000 \*\*Deceptively spacious four-bedroom home in a tucked-away town centre cul de sac, featuring an enclosed garden, covered car port, and stylish family living space close to all amenities.**





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 1" x 10' 5" ( 4.60m x 3.17m )

**Dining Kitchen**

20' 4" x 15' 2" narrowing to 8' 8" ( 6.20m x 4.62m narrowing to 2.64m )

**Landing**

**Bedroom One**

13' 2" plus door entrance area x 12' 2" including wardrobes ( 4.01m plus door entrance area x 3.71m including wardrobes )

**En Suite Shower Room**

**Bedroom Two**

9' 9" x 8' 5" ( 2.97m x 2.57m )

**Bedroom Three**

10' 1" x 8' 9" ( 3.07m x 2.67m )

**Bedroom Four**

10' 1" x 5' 8" ( 3.07m x 1.73m )

**Bathroom**

**Outside**

The property has an enclosed garden of gravel and lawn, decked seating area and paved patio and having fenced surrounds.

**Car Port**

13' 1" x 9' 4" ( 3.99m x 2.84m )

A driveway leads to a covered internal car port with an electrically operated up and over door light and power and rear access door.

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](http://www.focalagent.com)

## Welcome to

### Waltham Court, Beverley

- GUIDE PRICE: £250,000 - £260,000
- Detached house tucked away in a town centre cul de sac location
- Enclosed rear garden
- Driveway leading to covered car port
- Spacious 20' dining kitchen and separate lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£250,000 - £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/BEV107349](http://williamhbrown.co.uk/Property/BEV107349)



Property Ref:  
BEV107349 - 0005

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