



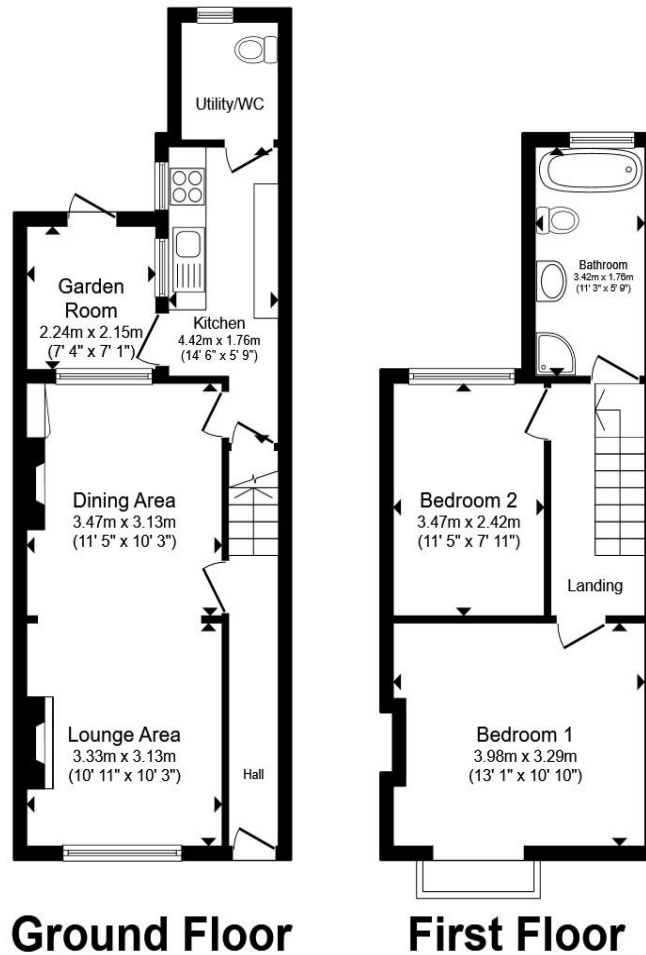
Grayburn Lane, Beverley, HU17 8JR

Welcome to

Grayburn Lane, Beverley

****Guide Price £250,000 - £260,000 **** Charming cottage-style home in a highly sought-after Beverley town centre location, offering spacious and well-presented accommodation including a 23ft through lounge/dining room, garden room, two double bedrooms and attractive front and rear gardens.





- Entrance Hall**
- Through Lounge / Diner**
- Kitchen**
- Utility/ Wc**
- Garden Room**
- Landing**
- Bedroom 1**
- Bedroom 2**
- Bathroom**
- Outside**

Agents Note
 Please note this property is in a conservation area, for information please contact the local branch on 01482 880488.

Total floor area 75.9 m² (817 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



Welcome to

Grayburn Lane, Beverley

- ****Guide Price £250,000 - £260,000 ****
- Appealing cottage-style property in Beverley town centre
- Garden room with access to enclosed rear garden
- Two double bedrooms and first floor bathroom
- No forward chain - ideal for a variety of purchasers

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Guide price

£250,000 - £260,000



Directions to this property:

See map below for directions. For more information 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/BEV107555](https://www.williamhbrown.co.uk/Property/BEV107555)



Property Ref:
BEV107555 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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