SYMONDS + GREENHAM

*Estate and Letting Agents*









# 15 Railway Street, Beverley, HU17 0DX
# Guide price £500,000

***GUIDE PRICE £500,000 - £525,000***

Symonds & Greenham are delighted to present this beautifully presented four bedroom mid terraced townhouse, set on Railway Street in the heart of historic Beverley. The property has been tastefully decorated throughout and offers a refined, stylish interior that will especially appeal to interiors lovers and those seeking character blended with modern design.

Ideally positioned within easy reach of Beverley train station, Flemingate and Toll Gavel, the property is perfectly suited for family living while also offering superb access to the town's amenities, cafés and shops. Rarely available, this much loved home combines period charm with modern comfort in a highly desirable location.

The accommodation comprises an inviting hall way leading to a beautiful front living room featuring a traditional open fire and elegant sash window. A second adjoining reception room provides additional flexible living space, ideal as a sitting room, playroom or formal dining area. To the rear, the property opens into a superb kitchen diner, flooded with natural light from overhead glazing and enhanced by French doors leading out to the garden. This impressive space is perfect for both everyday living and entertaining, with a seamless flow through to a separate utility area and useful storage.

On the first floor, the primary bedroom is generously proportioned and beautifully finished, complete with a stylish en suite. The elegant family bathroom continues the home's period charm, featuring a freestanding bath and tasteful contemporary fittings. The upper floor offers three further well presented bedrooms, providing excellent versatility for family, guests or home working.

Externally, the rear garden is a blend of gravel and patio areas, offering a charming and low maintenance outdoor space. Additional benefits include a WC, useful outhouse storage and off street parking to the rear of the property.

BOOK YOUR VIEWING NOW!

## CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band C.

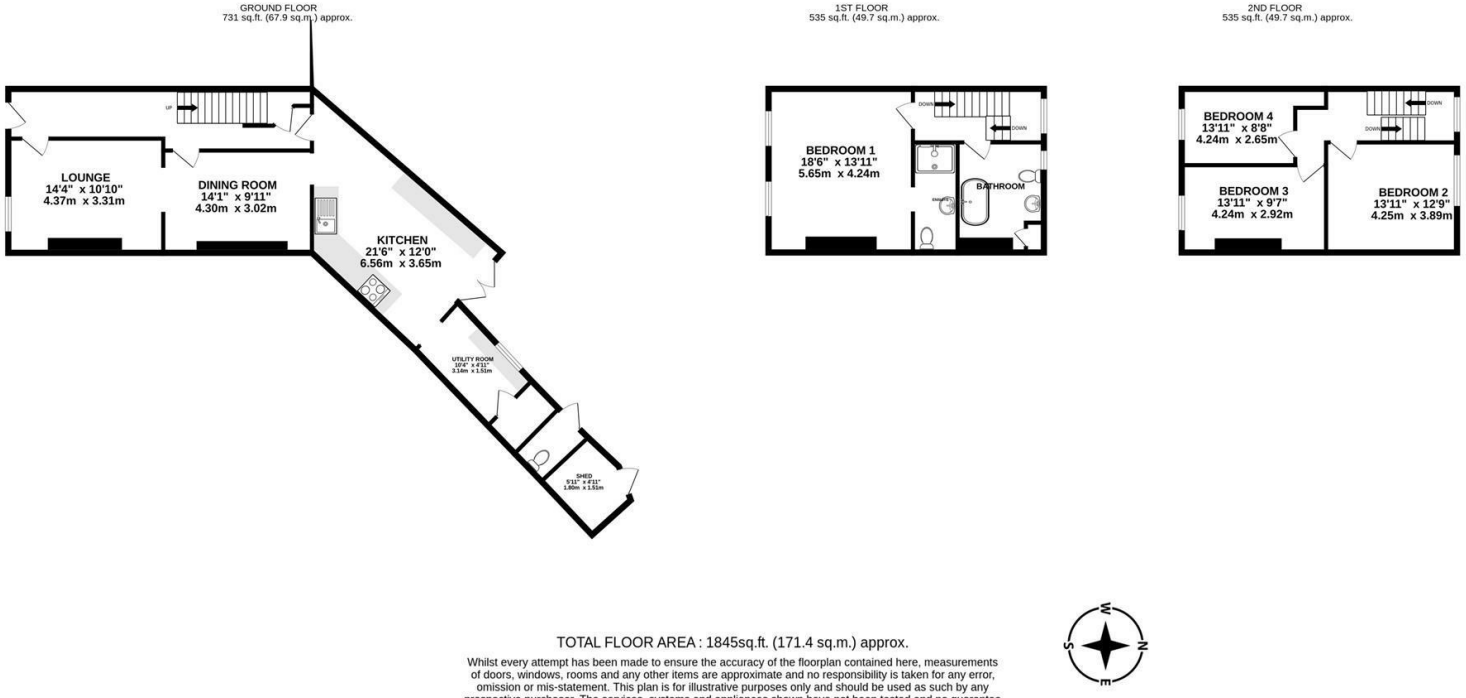
## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## DOUBLE GLAZING
The property has the benefit of double glazing.

## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

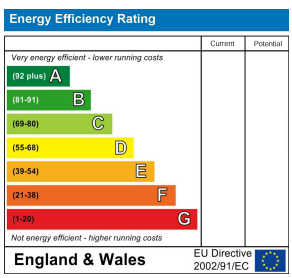
## TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

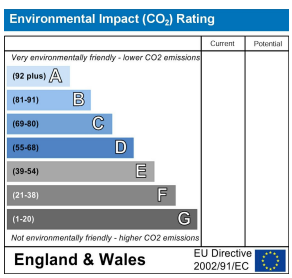
## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

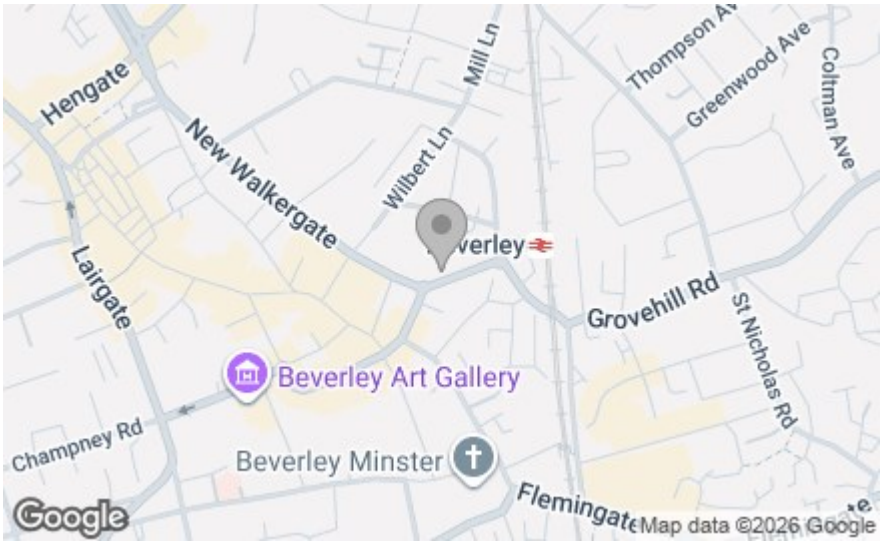



TOTAL FLOOR AREA : 1845sq.ft. (171.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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