



**10 Nursery Gardens, Beverley, HU17 8NS**  
**£235,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this great value detached house located on a modern development in this ever popular Beverley location with access to amenities and transport links with access to 'Good' and 'Outstanding' Primary and Secondary Schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style kitchen and modern bathroom. Items of note include the conservatory to the rear with French doors leading to the rear garden plus fitted wardrobes to bedroom 1. There are ample sockets and media points. The home is ready to move in with flooring, curtains and blinds included.

To the ground floor is an entrance hall, living dining room, kitchen and conservatory. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property is located in a generous plot with garden areas to 3 sides with lawns, patio and tap plus a driveway leading to a garage with power, light and personnel door.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted carpets.

**Living Dining Room 25'2"(max) x 14'11"(max) (7.69m(max) x 4.55m(max))**

A light through room with feature bay window plus ornamental gas fire and surround.

**Kitchen 12'0" x 7'0" (3.67m x 2.15m)**

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob and hood plus recessed spot lights and laminate flooring. Door leading to outside.

**Conservatory 9'0" x 8'6" (2.75m x 2.61m)**

With tiled flooring and blinds. French doors leading to rear garden.

### FIRST FLOOR

#### Landing

With fitted carpets.

**Bedroom 1 14'11" x 10'5" (4.55m x 3.20m)**

With fitted wardrobes, carpets and blinds.

**Bedroom 2 9'6"(max) x 8'9"(max) (2.91m(max) x 2.68m(max))**

With carpets and blinds.

**Bedroom 3 9'6"(max) x 6'11"(max) (2.92m(max) x 2.11m(max))**

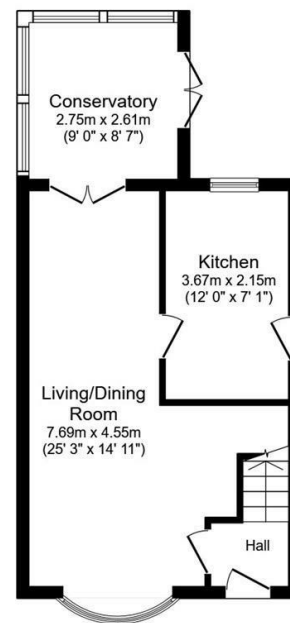
With carpets and curtains.

**Bathroom 6'4" x 5'9" (1.95m x 1.76m)**

Having modern white sanitary ware with shower bath and screen plus vanity basin and wall boards.

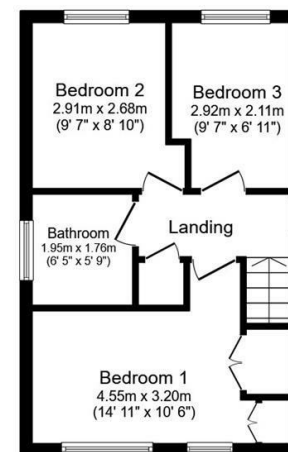
### EXTERNAL

The property is located in a generous plot with garden areas to 3 sides with lawns, patio and tap plus a driveway leading to a garage with power, light and personnel door.



Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.)



First Floor

Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 73.7 sq.m. (793 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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