SYMONDS + GREENHAM

Estate and Letting Agents









12 Nicholson Close, Beverley, HU17 0HW
£250,000

Situated on a fantastic plot on Nicholson Avenue, this beautifully presented three bedroom semi detached home offers stylish, spacious accommodation, a generous rear garden and a superb location within easy reach of Beverley town centre. Immaculately maintained and thoughtfully styled throughout, the property is ready to move straight into and would make a wonderful home for a variety of buyers.

The accommodation briefly comprises a welcoming entrance hall, a lovely living room with double doors opening into a glorious kitchen diner, complete with breakfast bar and ample space for dining and entertaining. A separate utility room and convenient ground floor WC complete the ground floor. Upstairs, there are three beautifully styled bedrooms and a contemporary shower room, all finished to an excellent standard.

Externally, the property really comes into its own, occupying a particularly generous plot with a lovely, spacious rear garden offering plenty of room to relax, entertain and enjoy the outdoors. A private driveway to the front and a garage provide further practicality.

Perfectly positioned for easy access to Beverley's vibrant town centre, excellent amenities and well connected transport links, this is a fantastic opportunity to acquire a beautifully finished home with the added advantage of exceptional outdoor space.

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 B.

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.

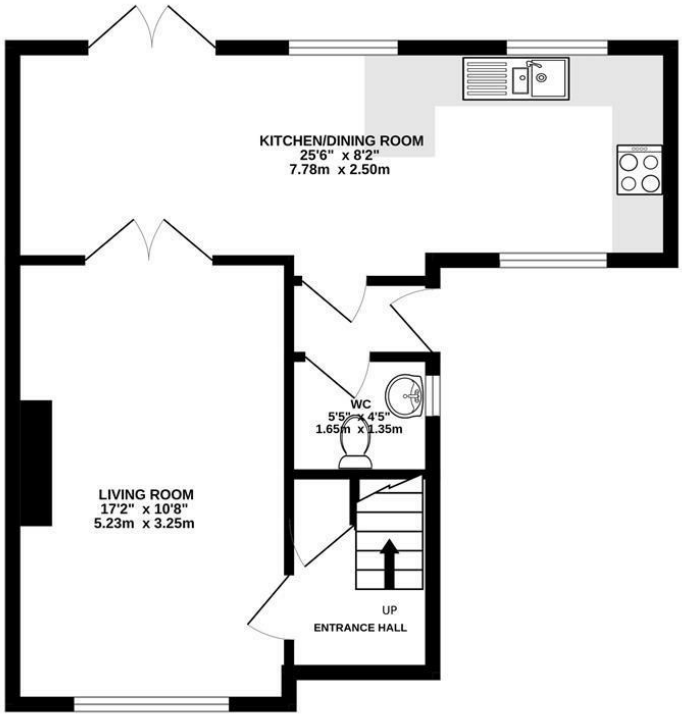
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

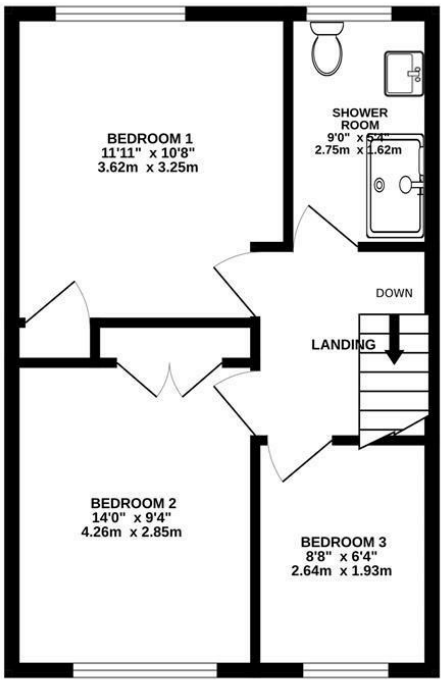
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

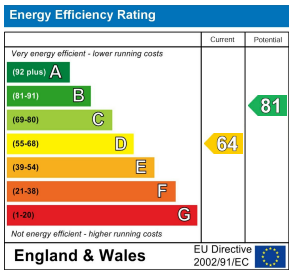


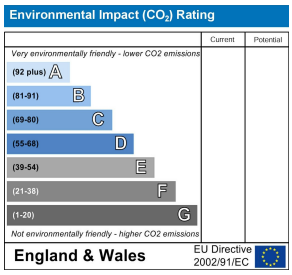
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

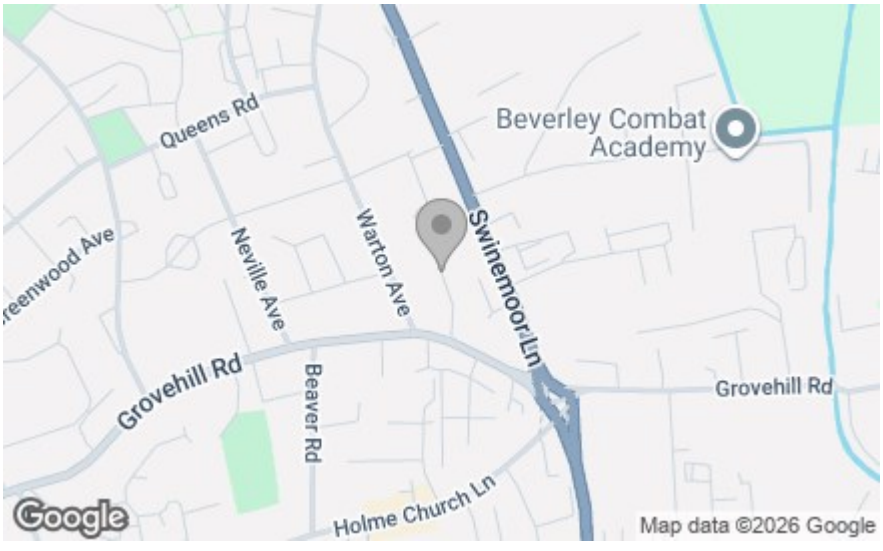


TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

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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