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Limb
MOVING HOME

7 Drewery Crescent, Beverley, East Yorkshire, HU17 0YU

- Semi-Detached House
- 2 Double Bedrooms
- Solar Panels & EV Charger
- Council Tax Band = D
- Off Street Parking
- Landscaped Rear Garden
- Patio & Pergola
- Freehold / EPC = B

Offers Over £210,000

INTRODUCTION

Constructed in 2025 by the well regarded David Wilson Homes, this beautifully presented semi-detached property offers stylish, energy-efficient accommodation, ideal for modern living. Benefitting from solar panels and an EV charging point, the property combines contemporary design with practical features for everyday life.

The accommodation comprises an entrance hallway, cloakroom/W.C., stylish fitted kitchen with integrated appliances and a spacious lounge with French doors opening onto the rear garden. To the first floor are two double bedrooms and a modern bathroom featuring a rainhead shower system.

Outside, the property benefits from off-street parking to the front, whilst the rear garden has been thoughtfully enhanced by the current owners. In addition to the patio adjoining the property, a further patio with pergola creates an attractive seating area to the rear of the garden, complemented by a planted border and lawn.

The sellers are purchasing a new-build property, due to be completed before the end of the year, resulting in a particularly short onward chain.

LOCATION

Drewery Crescent forms part of the Minster View development by David Wilson Homes in Beverley. Beverley is the jewel of the East Riding, a historic market town with its medieval minster as its centre piece. With cobbled streets, a beautiful Georgian quarter and sophisticated social scene, Beverley is regularly voted as one of the best places to live in the UK. It balances rich heritage with a cosmopolitan lifestyle, from the sprawling pastures of the Westwood to the high-end boutiques of Saturday Market and surrounding streets.

Beverley's thriving town centre is a premier shopping destination, blending independent boutiques with luxury brands and a bustling weekly market. The recent Flemingate development has added a modern cinema, high-street retailers, and diverse dining options to the town's portfolio. For recreation, residents enjoy the historic Beverley Racecourse and the vast, open greenery of the Westwood, which provides a stunning natural backdrop for golf, walking, and community events.

The town is home to several highly regarded primary schools, including St Mary's and Keldmarsh Primary. For secondary education, the town boasts the prestigious Beverley Grammar School—the oldest state school in England—and the outstanding Beverley High School for girls. The presence of East Riding College also ensures that further education and vocational training are catered for within the heart of the community.

Beverley provides ideal regional connectivity, acting as a central hub for the East Riding. The town features its own railway station with frequent services to Hull, York, and Scarborough, alongside direct high-speed trains to London King's Cross. For motorists, the A164 provides a direct link to the Humber Bridge and the A63/M62 corridor, while the Beverley bypass ensures easy connection to the coast and the northern reaches of the county.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 9 miles
- York: Approx. 29 miles
- Leeds: Approx. 58 miles
- London (by rail): Approx. 3 hours

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. As the gateway to the Yorkshire Wolds, the town is surrounded by undulating landscapes and scenic trails. The dramatic East Yorkshire coastline, including soaring cliffs and sandy beaches are also within a short drive away. This blend of sophisticated town living and proximity to unspoiled natural beauty truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

KITCHEN

Having a range of stylish shaker style units with complementing worktops incorporating a stainless steel sink and drainer and well equipped with appliances including an oven, four ring gas hob with filter above, fridge/freezer and dishwasher. There is plumbing for a washing machine and window to the front elevation.

LOUNGE

Situated to the rear of the property with French doors leading out to the southerly facing rear garden. There is also a useful understairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1

With windows to the rear elevation.

BEDROOM 2

Featuring a useful built-in storage cupboard, currently utilised as a utility space housing a tumble dryer. Windows to the front elevation.

BATHROOM

Appointed with a modern suite comprising a bath with shower screen, rainhead and handheld shower system, wash hand basin, low flush W.C. and heated towel rail.

OUTSIDE

The property benefits from off-street parking to the front with an EV charging point, whilst the southerly facing rear garden has been thoughtfully enhanced by the current owners. In addition to the patio adjoining the property, a further patio with pergola creates an attractive seating area to the rear of the garden, complemented by a planted border and lawn.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

SOLAR PANELS & EV CHARGING POINT

The property benefits from the installation of solar panels which help to reduce the property's electricity costs. Please note that the panels are not currently subject to a Feed-in Tariff.

There is an EV charging point installed to the front of the property.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

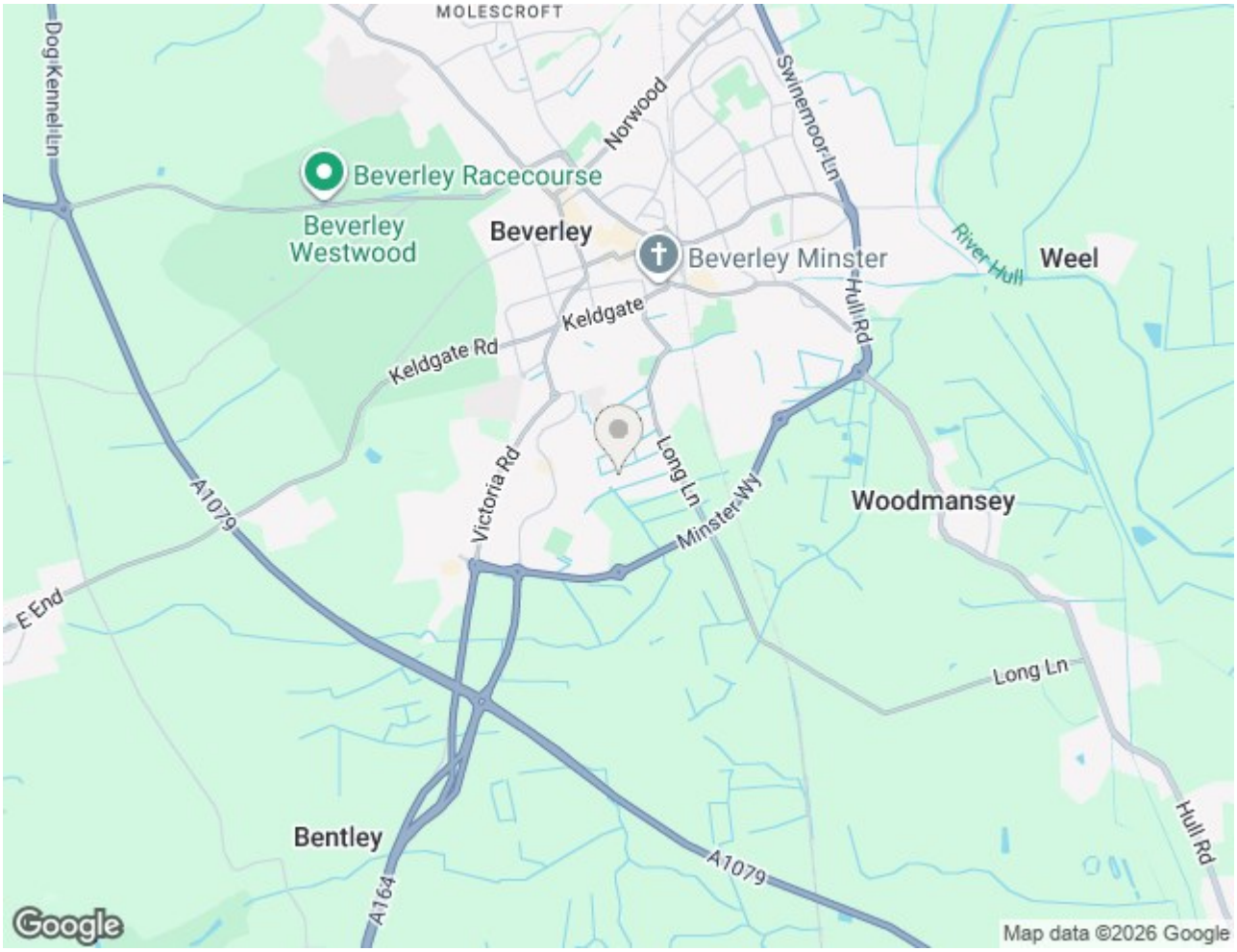
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.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Norwood
Swinemoor Ln
Beverley Racecourse
Beverley Westwood
Beverley
Beverley Minster
River Hull
Weel
Keldgate
Keldgate Rd
Hull Rd
Victoria Rd
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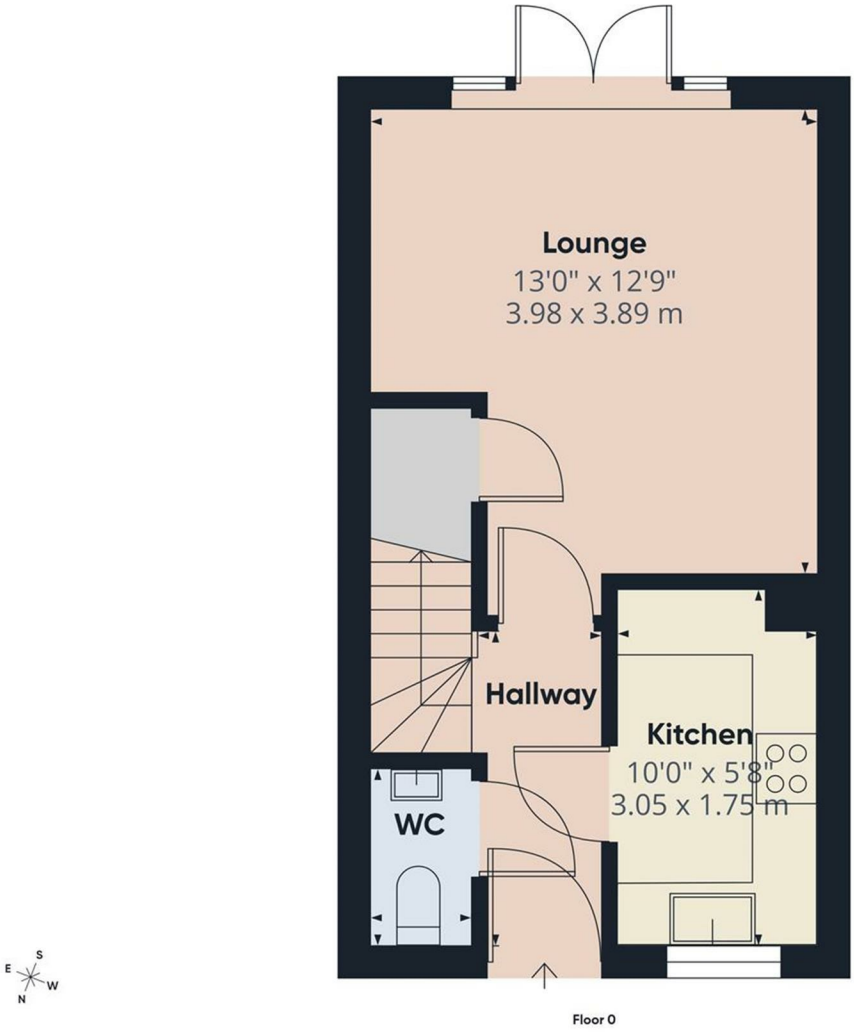


Approximate total area(1)

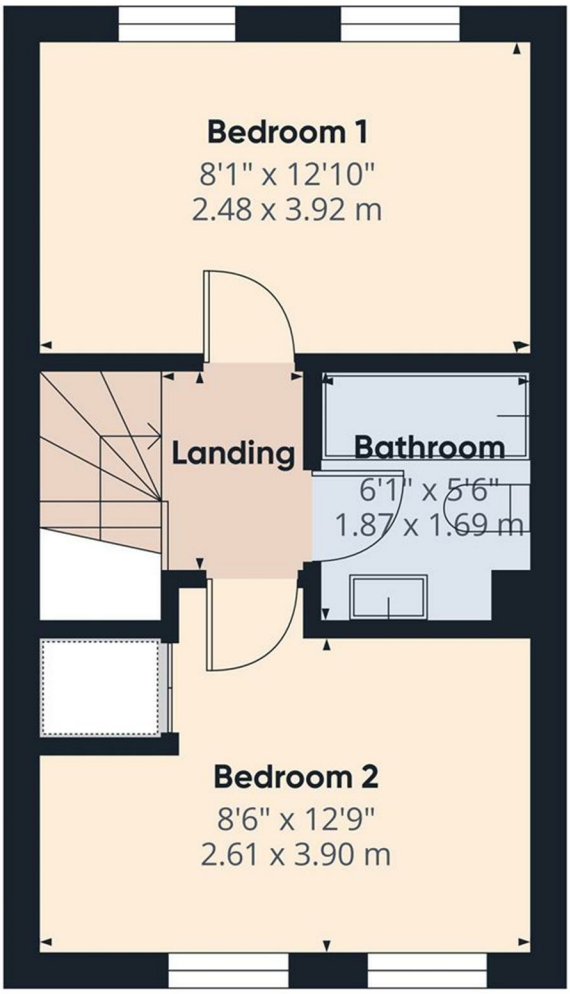
294 ft²

27.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

259 ft²

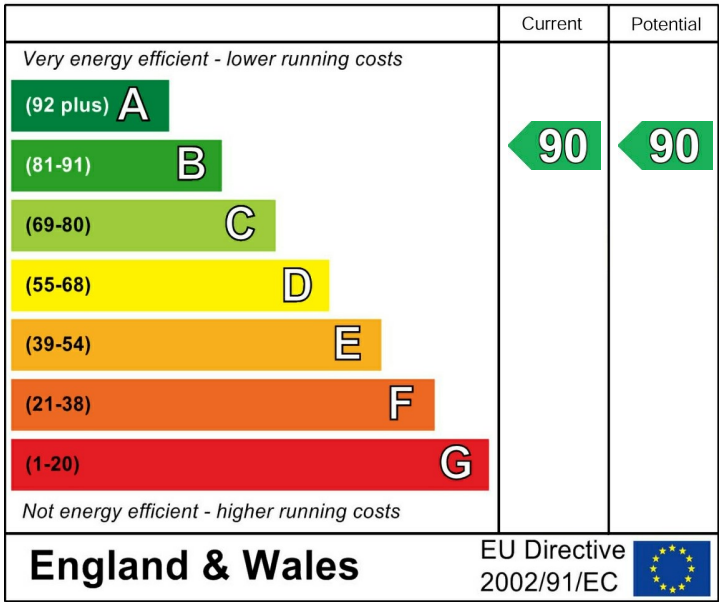
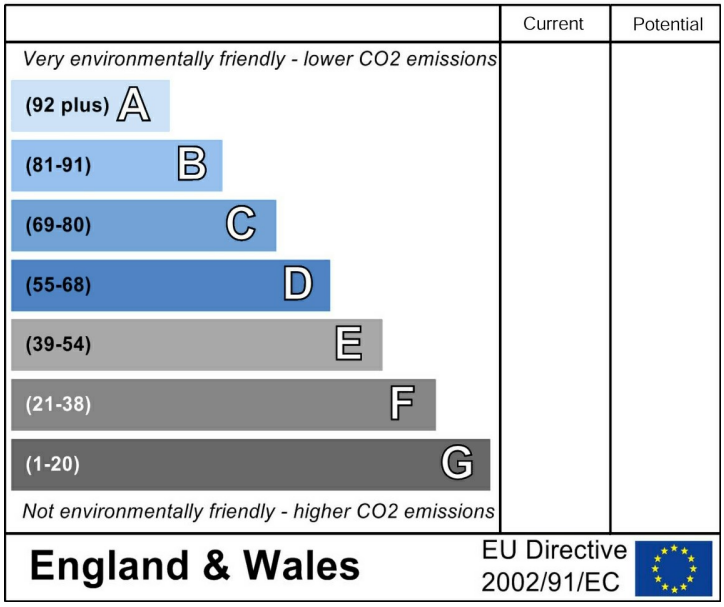
24.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating