24, Beverley Parklands, Beverley, HU17 0RA
TO LET £1,100 Per Calendar Month



Ideally located close to Beverley town centre, transport links and the popular Flemingate shopping development**, this contemporary four-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal family home.
The ground floor comprises a welcoming entrance hallway, downstairs cloakroom, fitted dining kitchen, separate utility room and a fourth bedroom. To the first floor is a spacious living room featuring a Juliette balcony, alongside a further bedroom. The top floor offers two additional bedrooms, including a master bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden with gated access leading to a private car port.

AVAILABLE JANUARY 2027. HOLDING DEPOSIT £250. BOND REQUIRED £1265.

COUNCIL TAX BAND D

RENT £1,100 Per Calendar Month | DEPOSIT £1,265 | AVAILABLE FROM 18th January 2027
East Yorkshire Council BAND: D

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The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
Laminate wood effect flooring, under stairs cupboard, stairs off.

BEDROOM FOUR
2.502 x 2.406 (8'3" x 7'11")
Television point.

CLOAKROOM
Low level wc, pedestal hand basin, partially tiled walls and vinyl flooring. Extractor.

DINING KITCHEN
4.445 x 3.511 (14'7" x 11'6")
A range of black high gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, stainless electric oven and four ring gas hob with extractor over. Integrated fridge freezer and dishwasher. Partially tiled walls and vinyl flooring. Recessed ceiling spotlights. French doors to the rear garden.

Door leading to..

UTILITY ROOM
High gloss wall and floor units with complimentary work surface incorporating stainless steel sink unit, plumbed for washing machine, wall mounted central heating boiler and extractor

FIRST FLOOR

LANDING

LIVING ROOM
4.646 x 4.458 (15'3" x 14'8")
Television and telephone points. Juliette balcony.

BEDROOM THREE
3.595 x 2.404 (11'10" x 7'11")
Television point.

SECOND LANDING

BEDROOM TWO
4.464 x 2.624 (14'8" x 8'7")
Cupboard housing hot water cylinder. Television point.

MASTER BEDROOM
4.455 x 3.558 (14'7" x 11'8")
Television point.

ENSUITE SHOWER ROOM
White suite comprising low level WC, pedestal hand basin and corner shower cubicle with mains fed shower. Extractor fan and recessed ceiling spot lights. Partially tiled walls and vinyl flooring.

BATHROOM
2.300 x 1.973 (7'7" x 6'6")
White suite comprising panelled bath with shower tap attachment, low level WC and pedestal hand basin. Extractor fan, partially tiled walls and vinyl flooring.

OUTSIDE

REAR GARDEN
To the rear there is a fully enclosed paved garden designed for easy maintenance and a gate for access through to the private parking.

CAR PORT PARKING
There is a car port located to the rear of the house for private parking.

ADDITIONAL INFORMATION

SERVICES
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES
No appliances have been tested by the selling agent.

BROADBAND AND MOBILE PHONE COVERAGE
Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.

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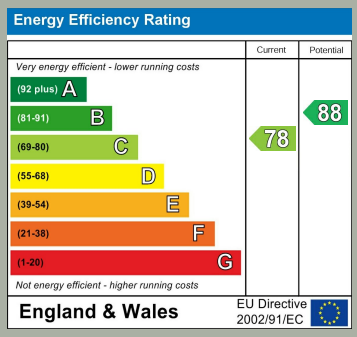








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OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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