



7 Flemingate Court, Beverley, HU17 0SZ

**FOR SALE - Guide Price £315,000**

**Haller Evans**

Chartered Surveyors

# Contemporary Town House / Attractive Courtyard Development / Open Plan Kitchen, Dining & Living Area

## Ground Floor W.C. / En Suite Shower Room & Separate Bathroom / Courtyard Garden / Allocated Parking / No Chain

A **MODERN TOWN HOUSE** in desirable location, very conveniently located for Beverley Town Centre and the wide range of amenities offered, including the local leisure centre and Flemingate retail and leisure development. Good road links connect into Hull and there are excellent train connections available from the nearby Beverley railway station.

The property benefits from a gas fired central heating system and uPVC double glazing throughout, including french doors leading off the open plan living area to a west-facing courtyard garden, together with a Juliet balcony to the first-floor bedroom/sitting room.

With accommodation over 3 floors, the layout offers flexibility and briefly comprises entrance hall with stairs to first floor, open plan kitchen/dining/living area and w.c. to the ground floor, bedroom 1 / sitting room with en suite and bedroom 4 to the first floor, landing with stairs to second floor with 2 further bedrooms and family bathroom.

The property is arranged as seen on the floorplans and in detail the property comprises: -

### GROUND FLOOR

- Entrance Hall** With uPVC composite entrance door, radiator, stairs to first floor, understairs store cupboard, fitted wood effect vinyl flooring to hallway and fitted carpet to stairs
- Kitchen/Dining/Living Area** Approx 7.83m x 7.46m. With uPVC window frame to front elevation, comprehensively fitted kitchen with a range of matching units, including white gloss doors, modern worktops, integrated electric oven, hob and extractor hood, dishwasher, fridge-freezer and washing machine, vinyl flooring, open to dining/living area, two sets of uPVC french doors to courtyard garden, full height storage cupboard with shelving, electric meter and gas central heating boiler, fitted wood effect vinyl flooring
- WC** Approx 1.66m x 0.92m. With low flush white wc and wall-mounted corner wash hand basin with storage unit, radiator, vinyl flooring

### FIRST FLOOR

- First Floor Landing** With uPVC window to front elevation, radiator, ceiling spotlights, fitted carpet
- Bedroom 1/Sitting Room** Approx 3.87m x 4.84m. Good sized double bedroom (or ideal as first floor sitting room) with uPVC double glazed window with Juliet balcony to rear elevation and second uPVC window frame, radiator, fitted carpet
- En Suite Shower Room/WC** With Shower Unit, white low flush wc and wall-mounted wash hand basin with tiled splash back, radiator, extractor fan, vinyl flooring
- Bedroom 4** Approx 3.37m x 2.65m. Double bedroom with uPVC double glazed window to front elevation, radiator, fitted carpet

### SECOND FLOOR

- Second Floor Landing** With wall cupboard housing water storage tank, fitted carpet
- Bedroom 2** Approx 3.64m x 3.81m. Double bedroom with uPVC double glazed window overlooking the front elevation, fitted wardrobes, radiator, fitted carpet
- Bedroom 3** Approx 4.07m x 2.87m. Double bedroom with uPVC double glazed window to rear elevation, fitted wardrobes providing useful storage space, ceiling hatch to roof void, radiator, fitted carpet
- Bathroom/WC** Approx 2.94m x 1.87m. With velux window frame, panelled bath, separate shower unit, white low flush wc and wall mounted wash hand basin, tiled walls, radiator, vinyl flooring

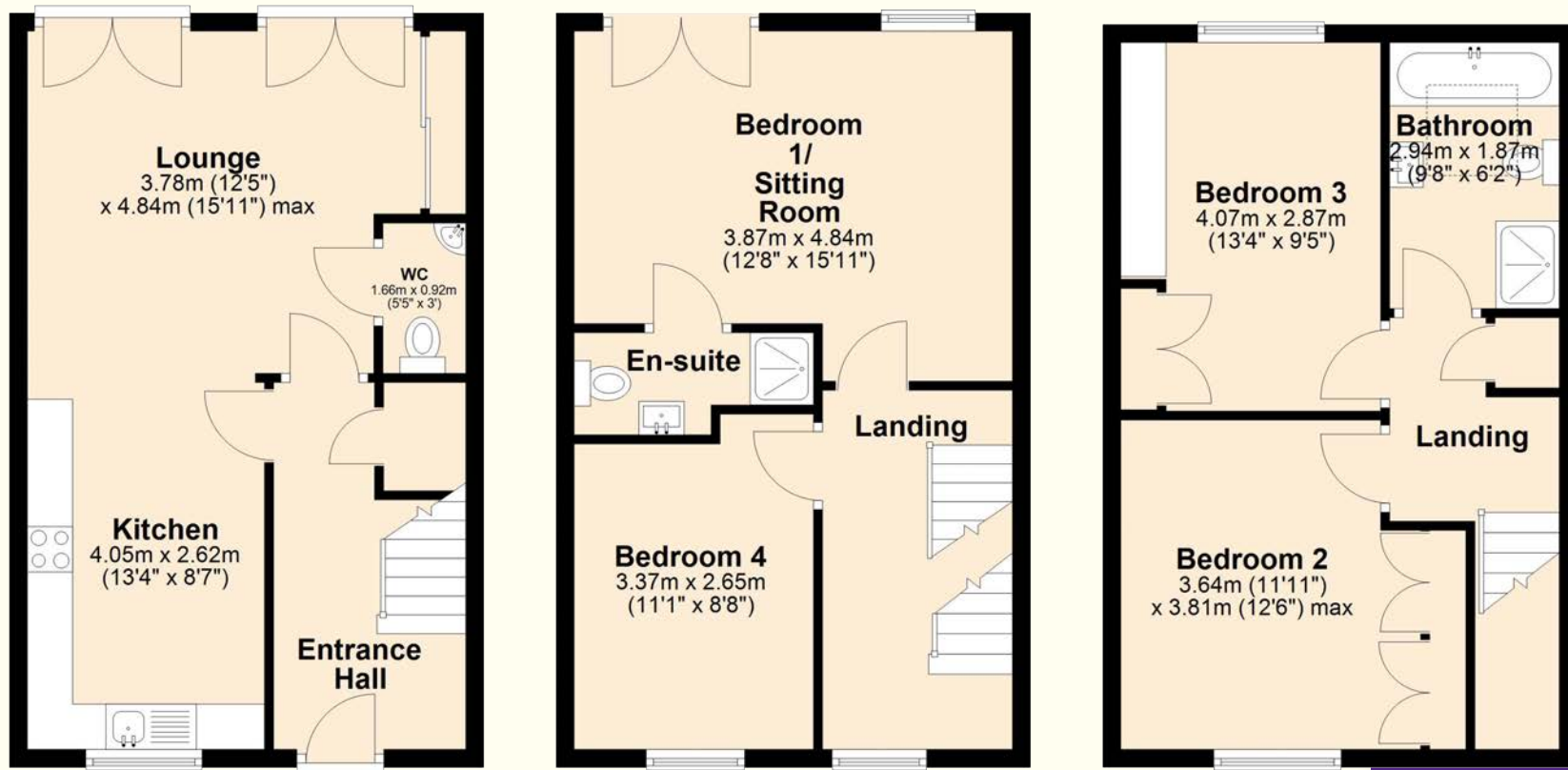
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<b>External</b>	Flemingate Court itself is laid to block paving, with residents parking provided to the front of the various properties. No 7 benefits from a recently fitted electric car charging point. To the rear of the property there is a private, easy maintenance paved courtyard garden offering a good degree of privacy and with attractive shrub borders.
<b>Services</b>	Mains gas, electricity, water and drainage are available.
<b>Heating</b>	A gas heating system is fitted.
<b>Council Tax</b>	We understand from Internet enquiry that the property is assessed in Band D - The Local Authority is East Riding of Yorkshire Council.
<b>Energy Performance Rating</b>	C
<b>Tenure</b>	Freehold
<b>Viewing</b>	For more information and to view please contact Haller Evans Tel 323033 or <a href="mailto:info@hallerevans.com">info@hallerevans.com</a>



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## ADDITIONAL PHOTOS & PLANS



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