

HEATING AND INSULATION
The property has gas-fired radiator central heating and double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

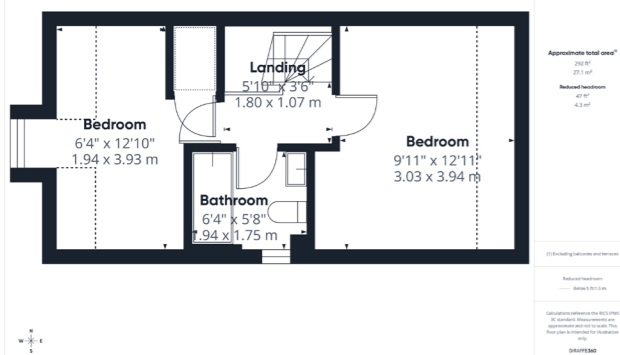
COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£210,000

**25 Spindle Garth,
Beverley, HU17 0WR**



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Lying yards from an excellent pedestrian route into Beverley town centre, this new build 3 storey town house provides excellent family accommodation. The keen level of interest that is anticipated to be in it, is added to by the fact that it is part of a scheme called the First Homes Scheme where the property is offered at a 30% discount from the market value (please see below for more information). Purchasers will acquire a 100% interest in it, it is not shared ownership where rent might be paid for the other part. First occupied in 2023, it comes with the balance of the 10 year NHBC warranty scheme. It is also part of the development that is completed so there is no more construction nearby. It lies at the very western side of this popular development with a range of mature trees to its front and then the well-established Lincoln Way development where there are also some local shops to be found including a Co-op convenience store. With gas central and double glazing contributing to its great 'B' EPC rating, the house is also very energy efficient. The well presented accommodation comprises of an Entrance Hall, WC Cloaks, Study, Living Kitchen with a range of fitted units and appliances as well as French windows to the garden. To the first floor is a landing, an attractive Living Room, a Master Bedroom with an En Suite Shower Room and to the second floor are two further Bedrooms. The road to the front of the property is attractively block paved and the title for the house extends across the road to two parking spaces on the other side. The street is a no through road beyond the house so it should also be possible to park between the house and parking spaces without causing an obstruction.

An early internal inspection is essential to fully appreciate all that this lovely home offers but we do have a 360 degree tour that will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall - stairs to first floor and built-in

cupboard.

Living Kitchen - a good-sized room with a fitted kitchen including a stainless steel sink and single drainer, gas hob, electric oven and dishwasher. Built-in cupboard and French doors to the garden.

First Floor Landing - stairs to the first floor.

Living Room - an attractive living room with a window to the front.

Master Bedroom - a double bedroom with a window to the rear.

En Suite Shower Room - a modern suite in white comprising a shower enclosure, low flush WC and wash-hand basin. Window to the side.

Second Floor Landing

Bedroom 2 - a good-sized bedroom with a window to the rear.

Bedroom 3 - with a window to the front and a built-in cupboard.

Bathroom - with a modern suite in white comprising panelled bath, low flush WC and wash-hand basin. Window to the side.

Outside - there is a lawned garden to the rear of the property with fencing to the perimeter and to the front is a small garden. Over the road, to the front of the house, there are two off-street parking spaces that are on the title of property.

Agent's Note:

Please note that certain conditions are attached to a potential purchase. Please refer to the agents for further information.

25 Spindle Garth, Beverley, HU17 0WR

DESCRIPTION

A three story 3 bedroom (1 en suite) end town house in an excellent position on this highly regarded modern Beverley development. The property has the option of a fourth bedroom though many will choose to use the ground floor room as a study. With just under 1000 sq ft of living space, a living kitchen and great bedroom space this property will have wide appeal. The property looks onto a number of mature trees and beyond that lies a footpath which connects with nearby Lincoln Way, providing excellent pedestrian access to Beverley town centre and all it offers. This superb property is offered at a discounted price from the market valuation of £300,000, representing a 30% discount under the First Homes Scheme.

LOCATION

The property is located off Voase Way which sits to the south of Beverley town centre on a sought after modern development. Beverley is renowned for its wide range of shops, restaurants, pubs and other leisure amenities including its famous racecourse and the Westwood. More local shops are available on nearby Lincoln Way to which there is a useful pedestrian route nearby.

