



**Nicholson Close, Beverley HU17 0HW**

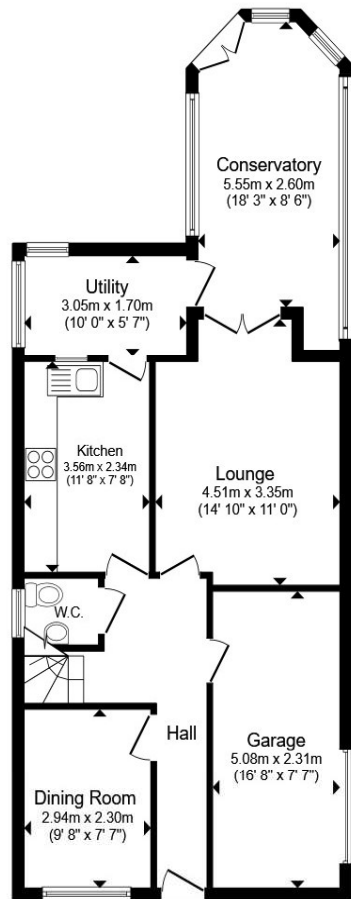


**Welcome to**

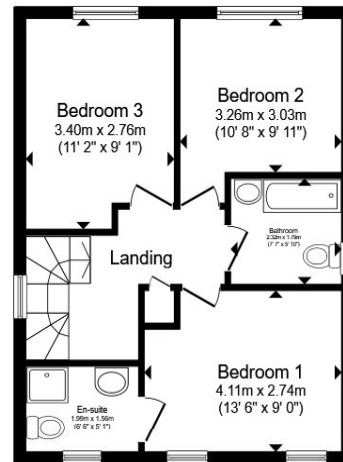
**Nicholson Close, Beverley**

Rarely available modern detached family home in a sought-after Beverley cul-de-sac, offering spacious accommodation, conservatory extension, enclosed rear garden, integral garage and brick sett parking, with excellent access to Flemingate and the town centre.





**Ground Floor**



**First Floor**

Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Cloakroom/Wc**

**Dining Room**

**Lounge**

**Kitchen**

**Utility Room**

**Conservatory**

**Landing**

**Bedroom 1**

**Ensuite**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

**Outside**

**Integral Garage**

**Agents Note**

Under the terms of the Estate Agency Act 1979 please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.

**Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Welcome to**

## **Nicholson Close, Beverley**

- Rarely found modern detached family house in cul-de-sac location
- Established and highly regarded residential area of Beverley
- Conservatory extension overlooking enclosed rear garden
- Integral garage with brick sett driveway parking
- Three bedrooms, en suite to master and spacious living accommodation

Tenure: Freehold EPC Rating: D

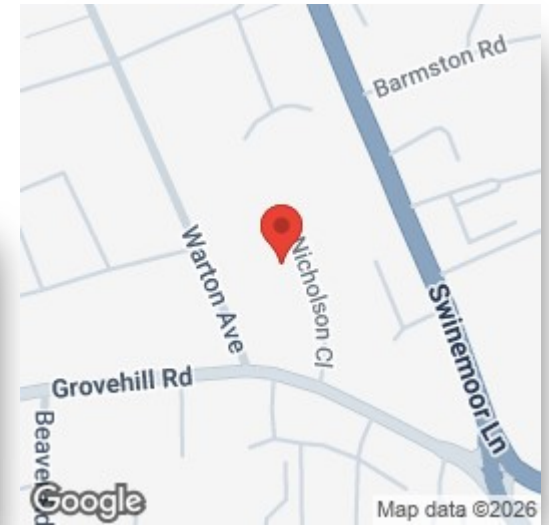
Council Tax Band: D

offers in excess of

**£260,000**

### **Directions to this property:**

See map below for directions. For more information contact the branch on 01482 880488.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107542](https://www.williamhbrown.co.uk/Property/BEV107542)



Property Ref:  
BEV107542 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**