



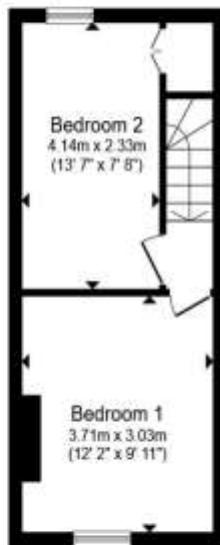
**Beaver Road, Beverley, HU17 0QW**

Welcome to

## Beaver Road, Beverley

A beautifully presented, move-in-ready bay-fronted traditional home in a sought-after Beverley location, featuring a 21ft through lounge, modern kitchen, ground-floor bathroom, two double bedrooms, and a long rear garden. Perfect as a first home.





**Through Lounge**

**Kitchen**

**Bathroom**

**Landing**

**Bedroom One**

**Bedroom Two**

**Utility**

**Outside**

To the front of the property is a forecourt garden.

To the rear is concrete patio to lawned garden with fence surround.

**Total floor area 68.5 m<sup>2</sup> (737 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)



## Welcome to

### Beaver Road, Beverley

- Ready-to-move-into bay-fronted traditional property
- Modern kitchen and bathroom with stylish fittings
- Spacious 21ft through lounge with feature fireplace
- Two double bedrooms and useful rear lobby/utility
- Attractive long rear garden in a convenient Beverley location

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000



**view this property online** [williamhbrown.co.uk/Property/BEV107439](http://williamhbrown.co.uk/Property/BEV107439)

#### Directions to this property:

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



Please note the marker reflects the postcode not the actual property



Property Ref:  
BEV107439 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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](http://williamhbrown.co.uk)