



4, Bramble Garth, Beverley, HU17 9UL

- Well Presented Two Bedroom Semi Detached House
- Front Entrance with access to Lounge
- Two Bedrooms
- Off Road Parking
- Gas Fired Central Heating System
- Pleasant Cu De Sac Position off Rowan Avenue
- Rear Facing Kitchen
- Modern Shower Room
- Rear Garden Area
- Double Glazing

Offers in the region of £187,000



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4, Bramble Garth, Beverley, HU17 9UL

Welcome to this charming semi-detached house located in the desirable area of Bramble Garth, Beverley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for small families or couples alike. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two bedrooms, offering ample space for rest and relaxation. The layout is thoughtfully designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively. The property includes a modern shower room, which is both stylish and practical, catering to all your daily needs. The kitchen area is well-equipped, providing a lovely space for preparing meals and enjoying family time. One of the standout features of this home is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds to the convenience of living in this lovely neighbourhood. Bramble Garth is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding area offers a peaceful environment while still being close to the vibrant town centre of Beverley, known for its rich history and cultural attractions. In summary, this semi-detached house in Bramble Garth presents a wonderful opportunity for those seeking a comfortable and well-located home. With its appealing features and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.

Location

Situated within close proximity of Beverley town centre and the Flemingate development. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance

Main entrance door provides access into the property. Radiator. Access into:

Lounge

13' 2" x 12' 2" (4.01m x 3.71m)

Window to the front elevation. Stairs lead off to the first floor accommodation. Two radiators. Wooden effect flooring.

Kitchen

157" x 98" (13' 1" x 8' 2")

Containing a range of base and wall units. Work surfaces with single drainer sink unit. Space for appliances of cooker, washer, dryer and fridge/freezer. Window to the rear elevation and rear entrance door. Wooden effect flooring. Radiator.

First Floor Landing

Access to roof void. Radiator. Access to all rooms off.

Bedroom One

13' 1" x 8' 9" (3.99m x 2.67m)

Window to the front elevation. Radiator.

Bedroom Two

6' 7" x 8' 6" (2.01m x 2.59m)

Window to the rear elevation. Radiator. Alcove recess.

Shower Room

5' 4" x 6' 0" (1.63m x 1.83m)

Fitted with a suite of shower. Vanity unit with wash hand basin. WC. Tiling to the walls. Window to the rear elevation. Radiator.

Outside

The property occupies a pleasant cul de sac position and has off road parking available to the front/side. Side access leads to the rear garden area. At the end of the garden is a useful garden shed/store.

Energy Performance Certificate

The current energy rating on the property is D (67).

Mortgage Advice

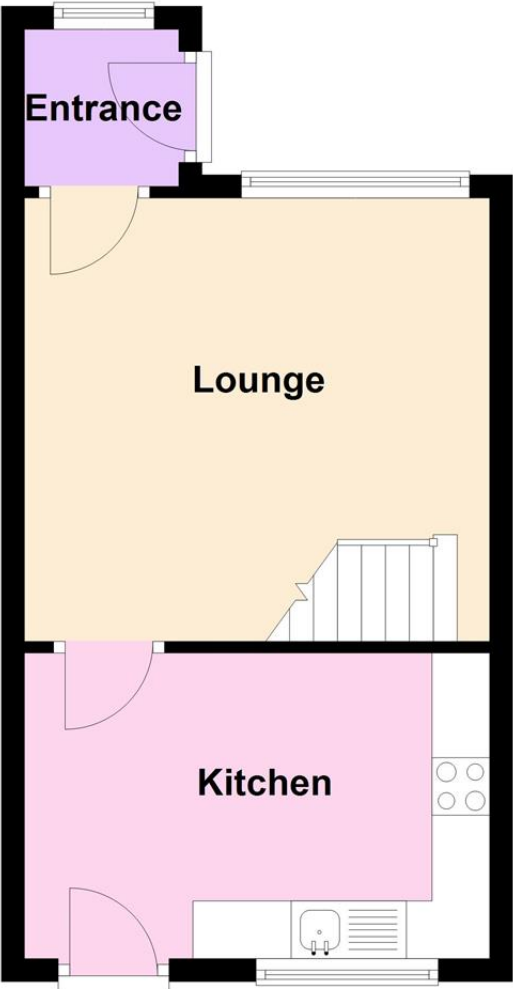
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

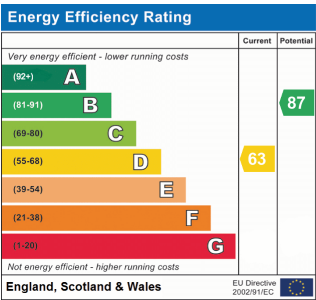
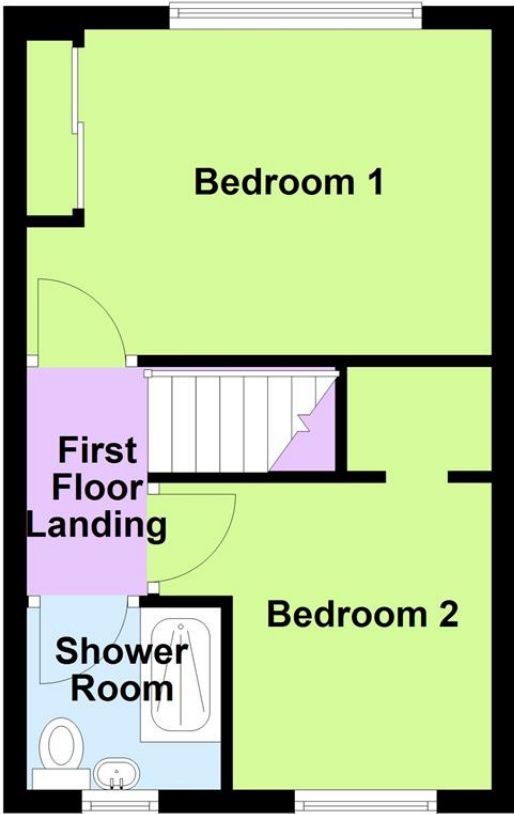
From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number MOL103004000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



Ground Floor



First Floor



Address: 4 Bramble Garth, Beverley

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