

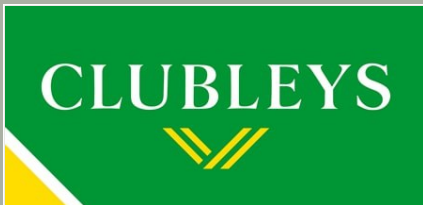


ABOUT THE PROPERTY

A three/four bed terraced house which has a contemporary style throughout and has been maintained to a high standard. With off street parking for two vehicles. This property is in the heart of Beverley in a central location close to Beverly Girls High School and with easy access to local shops and restaurants, train station, Beverley Minster and the Westwood. This homely property comprises: entrance hallway with stairs off. Lounge with media wall. Featuring a modern breakfast kitchen with granite worktops, integrated appliance. Lobby with utility cupboard, downstairs shower room. Three/four bedrooms to first floor. The outdoor rear garden space is perfect for outdoor entertaining, and has the added feature of a summer house/bar to the rear of the garden. If you are looking for a well presented ready to move into home in Beverley, make the call to arrange a viewing.







Tenure: Freehold
Band: A

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

UPVC half glazed door, stairs off

LOUNGE

3.99 x 3.95 (13'1" x 12'11")

UPVC double glazed window to front aspect, feature media wall, with built in electric flame effect fire, laminated flooring, door leading to..

BREAKFAST KITCHEN

5.01 x 2.44 (16'5" x 8'0")

UPVC DOUBLE GLAZED WINDOW TO REAR ELEVATION. With a range of base and wall mounted units, granite worktops, ceramic sink and half drainer, mixer tap, wall mounted oven and microwave, induction hob, extractor hood over, built in wine cooler. Down lights, door leading to....

LOBBY

Built in utility cupboard housing space for washer, with door to outside rear garden, and door to...

SHOWER ROOM

2.14 x 1.53 (7'0" x 5'0")

UPVC double glazed window to rear elevation, walk in shower, with rain head shower head, glass screen, vanity wash basin and low level WC, downlights and heated towel rail.

FIRST FLOOR

LANDING

Loft access and doors to...

BEDROOM ONE

3.87 x 2.46 (12'8" x 8'0")

UPVC double glazed window to rear elevation. A range of built in wardrobes and air-conditioning.

BEDROOM TWO

2.854 x 2.641 (9'4" x 8'7")

UPVC double glazed window to front elevation, a range of fitted bedroom furniture.

BEDROOM THREE

2.77 x 2.13 (9'1" x 6'11")

UPVC double glazed window to rear elevation, a range of built in bedroom furniture.

BEDROOM FOUR

2.29 x 2.72 (7'6" x 8'11")

UPVC double glazed window to front elevation.

ADDITIONAL INFORMATION

EPC RATING D - COUNCIL TAX BAND A

SOLAR POWER

Solar array:

X14 450w Dmegc panels 6.3kwh system

13.5kwh all in one battery with full gateway and house battery backup, plus a zappi 7kw Ev charger.

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

OUTSIDE

To the front there is a gravel driveway for two vehicle. To the rear, there is a enclosed garden with artificial turf area, raised paved patio area with metal pergola over, wooden summerhouse/bar, with full electrics. high level timber boundary fencing

SERVICES

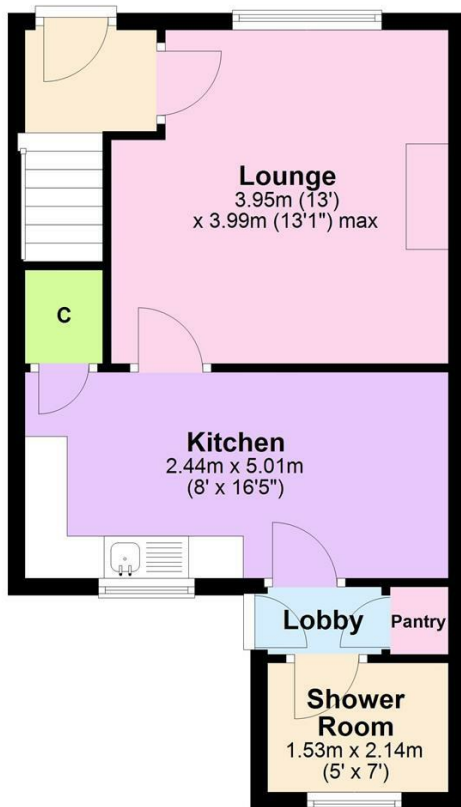
Mains gas, electricity, water and drainage are connected.

APPLIANCES

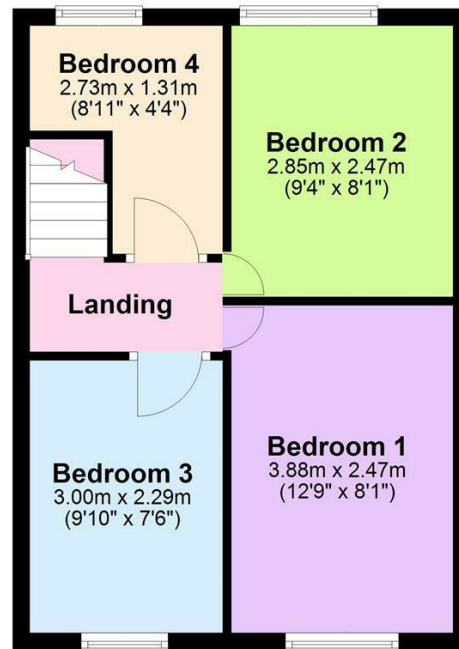
None of the appliances have been tested by the agent.



Ground Floor



First Floor



VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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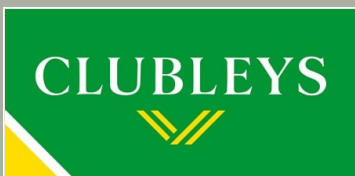
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.