



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **9 Ashbridge Close, Beverley, HU17 0ZG**

### **£112,000**

STUNNING THREE-BEDROOM TOWNHOUSE SET OVER THREE FLOORS IN SOUGHT-AFTER BEVERLEY, FEATURING OPEN-PLAN LIVING, MASTER WITH EN-SUITE, PRIVATE REAR GARDEN, AND OFF-STREET PARKING — AVAILABLE VIA SHARED OWNERSHIP OR FULL PURCHASE.

Welcome to this stunning mid-terrace townhouse located on Ashbridge Close in the charming town of Beverley. This delightful property spans three well-designed floors, offering a perfect blend of modern living and comfort.

As you enter, you are greeted by an inviting open-plan living, kitchen, and dining area, ideal for both entertaining guests and enjoying family time. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the space. Step outside to discover a beautiful rear garden, perfect for relaxing or hosting summer barbecues.

The first floor comprises two generously sized bedrooms, accompanied by a well-appointed bathroom, ensuring ample space for family or guests. Ascend to the second floor, where you will find a spacious master bedroom complete with an ensuite bathroom and built-in wardrobes, providing a private retreat for relaxation.

This property also features off-street parking for two vehicles, a valuable feature in this desirable area. The shared ownership option allows for a 40% purchase, subject to certain criteria, while the opportunity for full ownership is available at £280,000.

With its prime location in Beverley, this townhouse is not only a beautiful home but also a fantastic investment opportunity. Don't miss the chance to make this exceptional property your own.

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "D"

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### TENURE

Symonds + Greenham have been informed that this property is Freehold

### SHARED OWNERSHIP

Applications should only made by prospective purchasers who have viewed the property and wish to proceed. Shared ownership eligibility is:

Be 18 years or over.

Not to have a household income over £80,000 per annum, up to and including £80,000 pa is permitted

Not to currently own a home

If a home is owned – this must be sold subject to contract and evidence is required.

Not to be able to afford to purchase a home of this type in the current location without the assistance of shared ownership

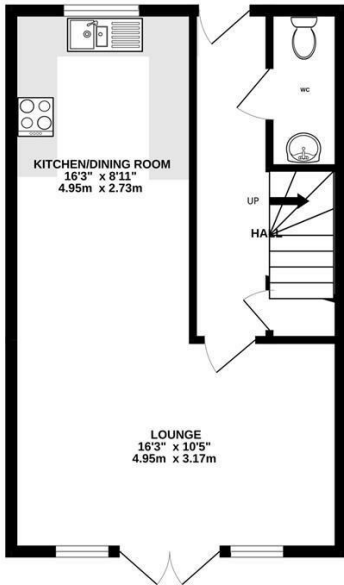
The above criteria are used to assess someone's eligibility for shared ownership. The second stage of the assessment is a financial assessment which must be undertaken

Rent is £433 pm

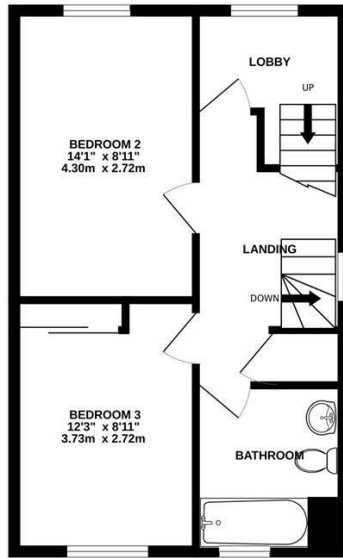
### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

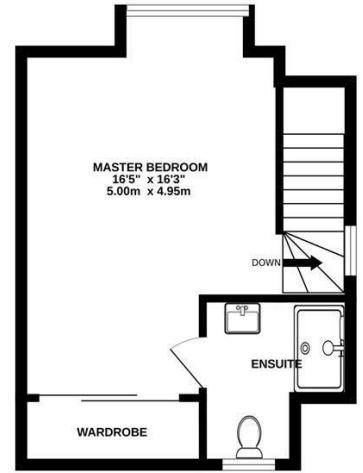
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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