



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
 The property has gas-fired radiator central heating and double glazing.

SERVICES
 All mains services are connected to the property. None of the services or installations have been tested.

TENURE
 The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING
 Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£520,000

**3 Frampton Nook,
 Beverley, HU17 8XR**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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The accommodation briefly comprises: an Entrance Hall, WC Cloaks, Living Room with log burning stove, Study, a superb Living Kitchen with a kitchen island and range of integrated appliances, and a Utility Room. To the first floor is a Master Bedroom suite with a Dressing Area and En Suite Shower Room, 3 further Double Bedrooms and a Bathroom. There are open plan gardens to the front of the property, a double driveway with space for as many as 6 cars, a spacious Double Garage that has been upgraded to accommodate a gym and a rear garden with a substantial area of paved patio.

The property provides everything required to make a superb family home and an early viewing is highly recommended to fully appreciate all that it offers. We do have a 360 degree tour which will give a very useful introduction in the first instance.

ACCOMMODATION

- Entrance Hall - with stairs to the first floor.
- WC Cloaks - with low flush WC and wash hand basin. Window to the side.
- Living Room - with two windows to the front and fireplace housing a cast iron wood burning stove.
- Study - with a window to the front.
- Living Kitchen - a delightful room, guaranteed to be the hub of the home. The room has an extensively glazed sitting area that projects into the garden and is bathed with light. The attractively fitted kitchen has a range of stylish fitted units including an island accommodating the gas hob and also providing a breakfast bar. The fitted units include twin electric ovens, a dishwasher and a fridge freezer. There is a resin 1.5 bowl sink and single drainer with a mixer tap over. The kitchen area also has extensive glazing including French doors opening onto the garden.

Utility Room - plumbing for automatic washing machine, base level units, work surface and window to the rear.

First Floor Landing

Master Bedroom - a generous double bedroom with two windows to the front. Opening onto a..

Dressing Area - with plenty of space for wardrobes.

En Suite - with a good sized shower unit, low flush WC and wash hand basin. Fully tiled walls and floor and a window to rear.

Bedroom 2 - a double bedroom with a window to the front and useful recess for a window.

Bedroom 3 - a double bedroom with a window to the rear.

Bedroom 4 - a double bedroom with a window to the rear.

Bathroom - a 4 piece bathroom suite including a good sized shower and panelled bath along with a low flush WC and pedestal wash hand basin. Fully tiled walls and floor and a window to the rear.

Outside - there is an open plan garden to the front with an artificial lawn. In addition, there is an attractive garden to the rear with an aspect that should ensure a lot of sunshine. The garden is quite private in nature and has an area of artificial lawn and extensive paving with a number of areas that could be used as patios.

Driveway and Garage - there is a good sized double brick built garage with a pitched roof. The garage has been upgraded with insulation and boarding to the walls, and a ceiling with appealing lighting. Access is via an electric roller door. The driveway is double width providing parking for up to 6 cars.

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DESCRIPTION

A very appealing Peter Ward 'Wells' home on the edge of this attractive residential development on the south side of Beverley. The property provides attractive accommodation amounting to nearly 1400 sq ft along with a spacious driveway and double garage. Internally, the living kitchen, study and master bedroom with a dressing area are features of note. The edge of estate position means the garden has no shadow on its south side and is not particularly overlooked. A really lovely modern house with the bulk of its NHBC guarantee remaining and an early viewing is essential. This delightful family home provides very well presented and comprehensive accommodation on an appealing and sought after Peter Ward development. With 4 double bedrooms and excellent ground floor accommodation it is sure to attract significant interest from a variety of purchasers. It is located in an end of cul de sac location and of the edge of the estate, giving the garden considerable privacy. The attractive garden is also without neighbours to the south and eastern aspect ensuring it benefits from much of the day's sun. With a study, dressing area and a double garage it also offers extra accommodation compared to many other 4 bedroom houses.

