

## 11 Aspen Way, Beverley, HU17 7SZ

£1,100 PCM



WOW! Certainly not one to be missed! We are delighted to offer to the rental market this BEAUTIFUL 3 bedroom semi-detached property located in the much sought-after town of BEVERLEY which is well known for attractions such as the Beverley Minster, Beverley Westwood, North Bar and Beverley Racecourse. In brief - the accommodation comprises of welcoming entrance hallway featuring a cloakroom, SPACIOUS lounge, modern fitted kitchen with built-in appliances, and French doors leading to a truly FANTASTIC outdoor space. To the first floor are 3 good-sized bedrooms and a MODERN family bathroom. The property also benefits from allocated PARKING for 2 vehicles to the front and a side gate which leads to the FABULOUS garden, also providing an off-set private area perfect for storage, and with a shed in situ.

Please apply to view through Zoopla! \*\*\* Holding deposit equal to 1 weeks rent required \*\*\*

Front External - Parking



Lounge



Cloakroom

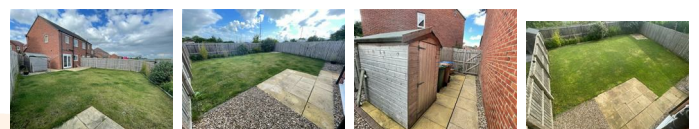


Kitchen Diner



Entrance Hallway

Rear Garden



Stairs - Landing



Bedroom One



Bedroom Three

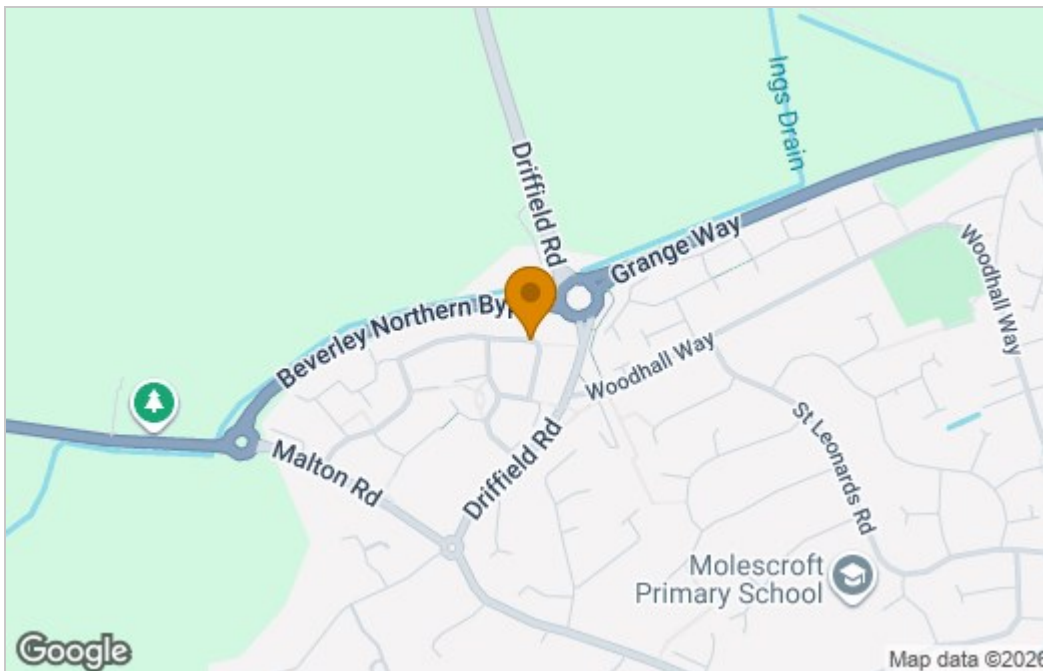


Bedroom Two



Bathroom





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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