



This two-bedroom mid-terrace period property is perfectly situated just a short walk from the heart of Beverley, St Mary's Church, and an array of shops, bars, and restaurants.

This rare find boasts parking and comes with no onward chain. The well-maintained accommodation features an inviting entrance hall, a cosy living room, a separate dining room, and a fully equipped kitchen on the ground floor. Upstairs, you'll find two bedrooms and a family bathroom.

Outside, enjoy the private walled courtyard garden with outside store and convenient gated access.

East Riding of Yorkshire Council Tax band - B
Tenure - Freehold
EPC Rating - D



Beverley is a thriving market town with shops, cafes, restaurants, medieval Minster, racecourse and The Westwood parkland.

There are many schools in the area including Molescroft Primary School, Beverley High School, Longcroft School and Beverley Grammar School.

With train links to Hull, Beverley has access to the wider rail network. Other stations nearby are Brough, under 15 miles away, with regular services to London's King's Cross - and York, 27 miles away, a major mainline station.

The M62 is 11 miles away from Beverley.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wooden front entrance door gives access to the entrance hall, coving to the ceiling and stairs off to first floor.

DINING ROOM

3.598 x 3.629 (11'10" x 11'11")

Feature sash window to the front of the property and coving to the ceiling.

LIVING ROOM

3.781 x 3.589 (12'5" x 11'9")

Feature fireplace with wooden surround housing electric fire, coving to the ceiling, TV point and window to the rear elevation.

KITCHEN

A range of fitted wall and base units with complimentary work surfaces, integrated electric oven, hob, stainless steel sink unit, part tiled walls, laminate flooring, window and door to the side.

FIRST FLOOR

BEDROOM ONE

3.803 x 3.787 (12'6" x 12'5")

Window to the front elevation, built in storage cupboard, coving to the ceiling and original cast iron fireplace.

BEDROOM TWO

3.647 x 3.611 (12'0" x 11'10")

Window to the rear elevation, built in storage cupboard, carpet flooring and coving to the ceiling.

BATHROOM

2.857 x 1.804 (9'4" x 5'11")

Three piece suite comprising of low level WC, pedestal hand basin and panelled bath. Wall mounted gas central heating boiler.

OUTSIDE

FRONT

Parking to the front of the property.

REAR GARDEN

Part slate/paved courtyard with outside storage. Mature shrubs and gate to rear access.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage electricity and gas are connected to the property.

APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor



First Floor



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.

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>

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.

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.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | 63 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.