



12, Regent Street,
Beverley, HU17 8HS
Chain Free £165,000



PRIME LOCATION IN THE HEART OF HISTORIC BEVERLEY

The terraced house features two spacious bedrooms, two reception rooms and ground floor bathroom

One of the unique highlights of this property is its proximity to the iconic Beverley Minster. The chime of the minster bells adds a touch of historical charm to the area.

Regent Street is a sought-after location, and a short walk from this vibrant market town centre. Here, you will find a variety of shops, cafes, and restaurants, making it easy to enjoy the local amenities all on your doorstep.

This terraced house is not just a place to live; it is a wonderful opportunity to embrace the lifestyle that Beverley has to offer. Whether you are looking to buy or rent, this property is surely an investment.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

The market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

Front door leading in.

LIVING ROOM

3.34 x 2.64 (10'11" x 8'7")

Tv point. Fitted storage.

DINING ROOM

3.97 x 3.67 (13'0" x 12'0")

Under stairs storage. Wall mounted storage cupboard.

Stairs off.

Open Plan through to:-

KITCHEN

3.41 x 1.87 (11'2" x 6'1")

A range of light wall and floor units with complimentary work surfaces and splashbacks. Stainless steel sink unit. Stainless steel electric oven with gas hob and splashback. Central velux style window. Space for slimline fridge freezer or under counter fridge/freezer. Door to Lobby.

LOBBY

Wall mounted gas central heating boiler. plumbed for washing machine. Back door off.

BATHROOM

1.90 x 1.86 (6'2" x 6'1")

Suite with Low level WC, panelled bath with shower over and shower screen, pedestal hand basin and partially tiled walls.

FIRST FLOOR

MASTER BEDROOM

3.65 x 3.32 (11'11" x 10'10")

Generous double size to front elevation. Telephone point.

BEDROOM TWO

3.68 x 3.11 (12'0" x 10'2")

Good size Double with storage cupboard. Tv point.

OUTSIDE

Low maintenance gravel garden with rear gate.

PARKING

On Street

ADDITIONAL INFORMATION

Parking permits apply.

SERVICES

APPLIANCES

No appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

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

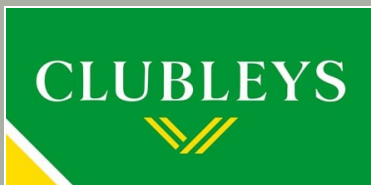
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	81
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.