

Nicholson Close, Beverley, HU17 0HW

william h brown

Welcome to

Nicholson Close, Beverley

** GUIDE PRICE £250,000 - £260,000** Rarely available modern detached family home in a sought-after Beverley cul-de-sac, offering spacious accommodation, conservatory extension, enclosed rear garden, integral garage and brick sett parking, with excellent access to Flemingate and the town centre.



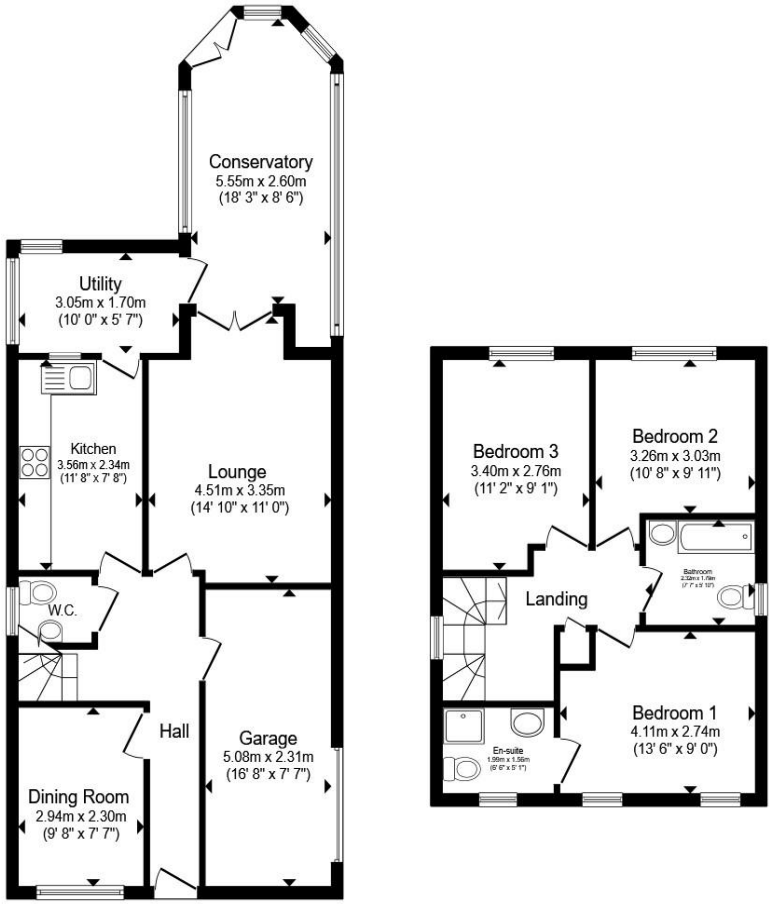












Ground Floor **First Floor**

Total floor area 112.7 m² (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Cloakroom/WC

Dining Room

Lounge

Kitchen

Utility Room

Conservatory

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bathroom

Outside
Integral Garage

Agents Note

Under the terms of the Estate Agency Act 1979 please note that the vendor of this property is a relative of an Employee of the Connells Group of companies.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Nicholson Close, Beverley

- ** NO ONWARD CHAIN **
- Established and highly regarded residential area of Beverley
- Conservatory extension overlooking enclosed rear garden
- Integral garage with brick sett driveway parking
- Three bedrooms, en suite to master and spacious living accommodation

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Offers in excess of

£250,000

Directions to this property:

See map below for directions. For more information contact the branch on 01482 880488.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107542

The Property Ombudsman

Property Ref:
BEV107542 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01482 880488

Beverley@williamhbrown.co.uk

5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP

williamhbrown.co.uk