



Beaumont Drive,, Beverley, HU17 8GT  
Offers Over £310,000

Philip  
**Bannister**  
Estate & Letting Agents

# Beaumont Drive,, Beverley, HU17 8GT

## Key Features

- Excellent Location Close to Beverly Towns Amenities.
- Early Viewing Is A Must
- Welcoming Hall, Lounge and large living/Dining kitchen
- Three Double Bedrooms, Master with En Suite
- Family Bathroom, Gardens Front & Rear
- Driveway for Two Cars,
- EPC - B

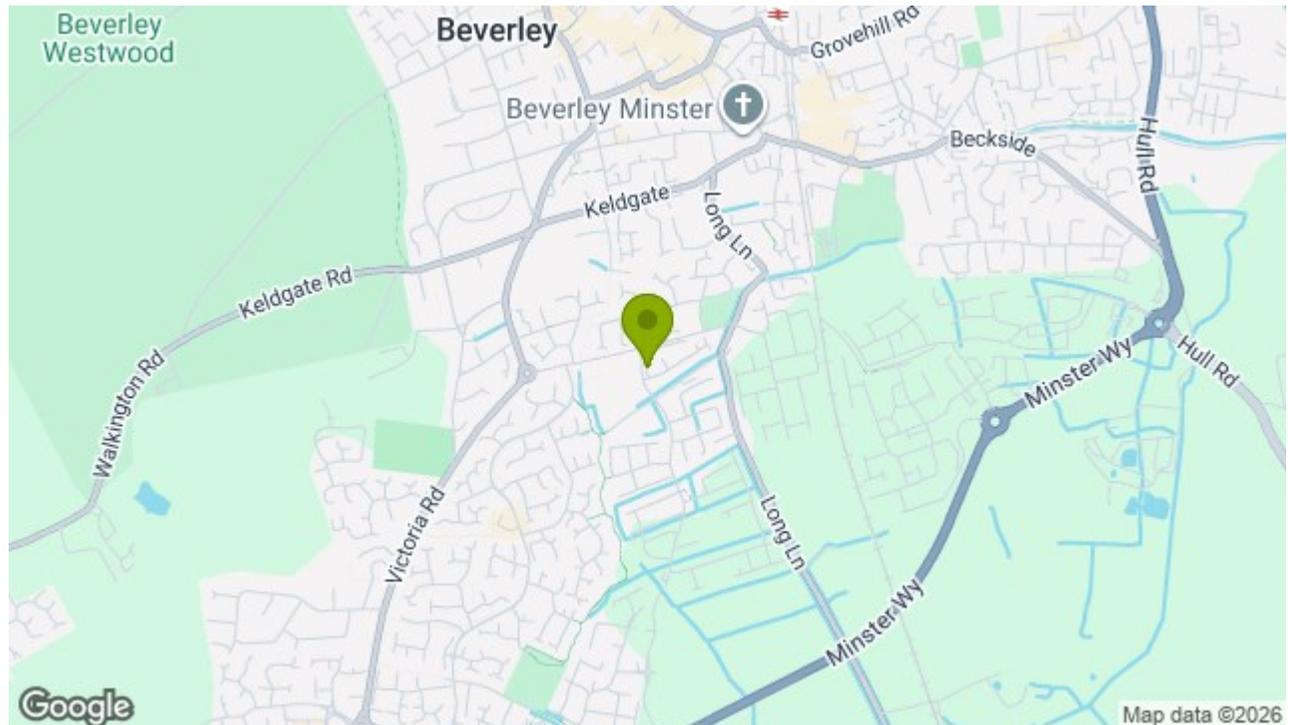
Nestled in the charming Beaumont Drive of Beverley and conveniently located close to all the amenities Beverley Town has to offer with good transport links and schools, this semi-detached house offers a delightful living experience. Boasting a spacious layout with one reception room, Three Double bedrooms, and Two bathrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by an inviting entrance hall leading to a cosy lounge, an extra-large dining kitchen which has built in appliances, The first floor hosts three well-proportioned bedrooms, with the master bedroom featuring an en suite shower room.

The property also features a lovely front and rear garden, and a driveway for 2 vehicles.

Don't miss the opportunity to make this larger style semi-detached home your own. Book a viewing today.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>83</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC





## BEVERLEY

The market town of Beverley is famous for its Minster, Westwood, racecourse & market places and is steeped in history. The town offers a vast array of local shops and amenities and railway station and is located some 10 miles North of the City of Hull, 25 miles southeast of York. Good road & rail connections offer easy access for the A63/M62 motorway link, Humber Bridge & the East Coast.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed door.

### LOUNGE

14'8 x 12'6 (4.47m x 3.81m)

with two double glazed windows to the front elevation, feature fireplace and electric fire.

### LARGE DINING/LIVING KITCHEN

9'10 widening to 11'6 x 16'6 (3.00m widening to 3.51m x 5.03m)

with a range of base and wall units, laminate work surfacing, drawers, sink unit, gas hob, electric oven, extractor hood, built in dishwasher, wash dryer and fridge and freezer,, boiler, inset lights, double glazed window to the rear elevation and double glazed french doors to the rear garden.

## FIRST FLOOR

### LANDING

with storage cupboard and access to roof void.

### BEDROOM 1

10'6 x 9'4 (3.20m x 2.84m)

with two double glazed windows to the front elevation and built in wardrobes.

### EN SUITE SHOWER ROOM

with a three piece white suite, comprising rainfall

back tiling, heated towel rail and double glazed window to the front elevation.

### BEDROOM 2

13'7 from front of wardrobes x 9'3 (4.14m from front of wardrobes x 2.82m)

with window to the front elevation and a range of built in wardrobes.

### BEDROOM 3

12' x 9'4 (3.66m x 2.84m)

with double glazed window to the rear elevation.

### BATHROOM

with a three piece white suite, comprising panelled bath with glazed shower screen, wash hand basin, w.c., splash back tiling, heated towel rail, and double glazed window to the rear elevation

### EXTERNAL

Outside to the front of the property is an open plan lawn garden with driveway for two vehicles, and to the rear is a mainly laid to lawn garden with patio area, shed, and fencing forming boundary with gate.

### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which



property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### **TENURE.**

We understand that the property is Freehold.

### **AML.**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),

checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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