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**Limb**  
MOVING HOME



*Plot 1, Monarch Place, Queensgate, Beverley, East Yorkshire, HU17 8NJ*

- 📍 Exclusive Development
- 📍 By Villawood Homes
- 📍 3 Bed Townhouse
- 📍 Council Tax Band = TBC

- 📍 High Quality Spec.
- 📍 Garden and Parking
- 📍 Ideal for Town Centre
- 📍 Freehold/EPC = TBC

**£279,950**



## INTRODUCTION

The stunning new development of Monarch Place, is ideally placed for Beverley town centre. Built by Villawood Homes, this selection of just 7 dwellings is nearing completion. Situated off the desirable and historic location of Queensgate, Monarch Place lies close to Beverley Grammar School and within easy walking distance of the exceptional facilities that Beverley has to offer.

This new home will have the benefit of a very high quality specification which comes as standard with Villawood Homes, a developer who has a track record of creating some of the best and most individual new homes locally.

Features include underfloor heating to all ground floor areas, integrated solar panel system, EV charging point, bespoke kitchen designed by BMS Kitchens with a wide range of colour choice and styles to compliment each buyers individuality together with a generous range of Neff appliances and granite surfaces.



## THE PROPERTY

The spacious 3 bedroomed design extends to approx. 965sq.ft. and features a separate hall, cloaks/W.C., large living room, dining kitchen with sun room/day area to the rear. There are three good sized bedrooms, en-suite shower room and a bathroom. Plot 1 is an attractive end of row townhouse.

## LOCATION

Monarch Place is situated off the historic and highly desirable street scene of Queensgate which lies to the south of Beverley town centre. The leafy street scene of Queensgate is home to Beverley Grammar School and within easy striking distance of the Westwood Pastures, a great place to enjoy the outdoors. Beverley features regularly as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of the Westwood, its own race course and golf club. The retail offering includes multiple national brands also with numerous independent traders, many of which are clustered around the beautiful North Bar Within district, Saturday Market, Wednesday Market and the Flemingate shopping Centre, all within walking distance.

Kingston Upon Hull - 11 miles

York - 31 miles

Leeds - 57 miles

Junction 38, M62 Motorway - 13 miles

## SITE PLAN



## SPECIFICATION

### INTERNAL

- Each home to have gas fired energy efficient underfloor heating to ground floor area.
- Radiators to first floor with stylish towel radiators to bathroom areas.
- Bespoke kitchen by BMS kitchens with wide range of colours and styling to customer choice to include NEFF built in appliances: A multifunctional Single Oven, microwave, 60cm touch control induction hob, 60cm angled glass extractor, integrated fridge freezer, dishwasher.
- LED Under Wall Unit Downlights
- 38mm Granite Worktops in the kitchen
- Postformed laminate worktops in the utility cupboard.
- SCHOCK 1.5 bowl Inset Composite Granite Sink (croma)
- Utility Room to have plumbing for automatic washing machine.
- Brushed Chrome electrical sockets and switches to ground floor, white to first floor.
- Pre-wiring for digital TV to Lounge, Kitchen /Dayroom and Bedrooms 1 & 2
- Security Alarm fitted as standard.
- LVT Flooring to Kitchen/Dining area
- Quality Carpets are included to all other areas with a customer choice.
- Comprehensive range of tiling to customer choice.
- Main Bathroom to be half tiled, including tiled flooring.
- En-suite to be fully tiled to shower enclosure and half tiled to remaining walls including tiled flooring.
- Decoration throughout to include a single choice of an emulsion colour to walls and
- White Satinwood finish to all internal woodwork and doors.

### Windows:

- High specification double glazed UPVC frame with lockable catches. Decorative colour external, white internal.

## EXTERNAL

- Traditionally built with quality facing bricks and decorative detailing to front elevations.
- Energy saving Solar Roof Panels provided as standard.
- Each home to be provided with an Electrical Vehicle Charging Point.
- Each Home to have two dedicated car parking spaces accessed from the developments new Private Road.
- External light to both front and rear doors.
- External double electrical socket to rear patio area.
- Outside tap.
- Landscaped courtyard garden.
- Quality paved patio areas to be provided to rear of Kitchen/Dayroom leading onto turfed rear gardens as standard.

## ROOMS AND DIMENSIONS

### 3 BED HOUSE PLOT 1-6

Entrance Hall

Living Room - 4.730m x 3.09m (15'6" x 10'1") approx.

Living Kitchen - 4.802m x 3.709m (15'9" x 12'2") approx.

Sun Lounge - 3.447m x 1.675m (11'3" x 5'5") approx.

WC

Utility

First Floor

Landing

Bedroom 1 - 3.709m x 2.815m (12'2" x 9'2") approx.

En-suite Shower Room

Bedroom 2 - 3.330 x 2.565m (10'11" x 8'4") approx.

Bedroom 3 - 2.652m x 1.912m (8'8" x 6'3") approx.

Bathroom - 2.162m x 1.985m (7'1" x 6'6") approx.

## AGENTS NOTE

Please note that the internal pictures are of completed plot 6, the same house type and are shown to provide an example.

## HALLWAY



## LIVING ROOM



## KITCHEN EXAMPLE



## *LANDING*





## BEDROOM





## EN-SUITE



## BEDROOM

## BATHROOM



## SERVICES

All mains services are connected.

## TENURE

Freehold

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

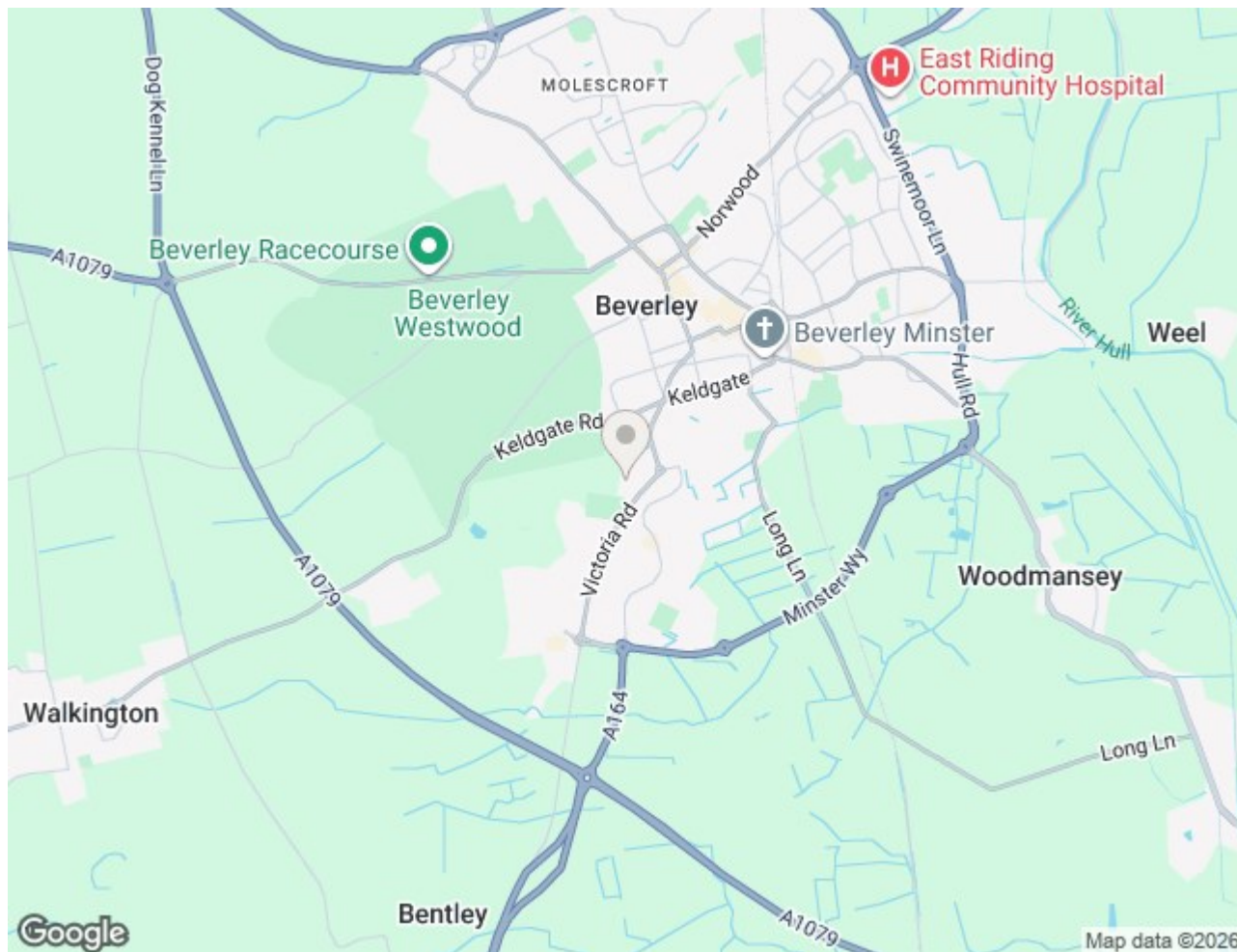
## AGENTS NOTE

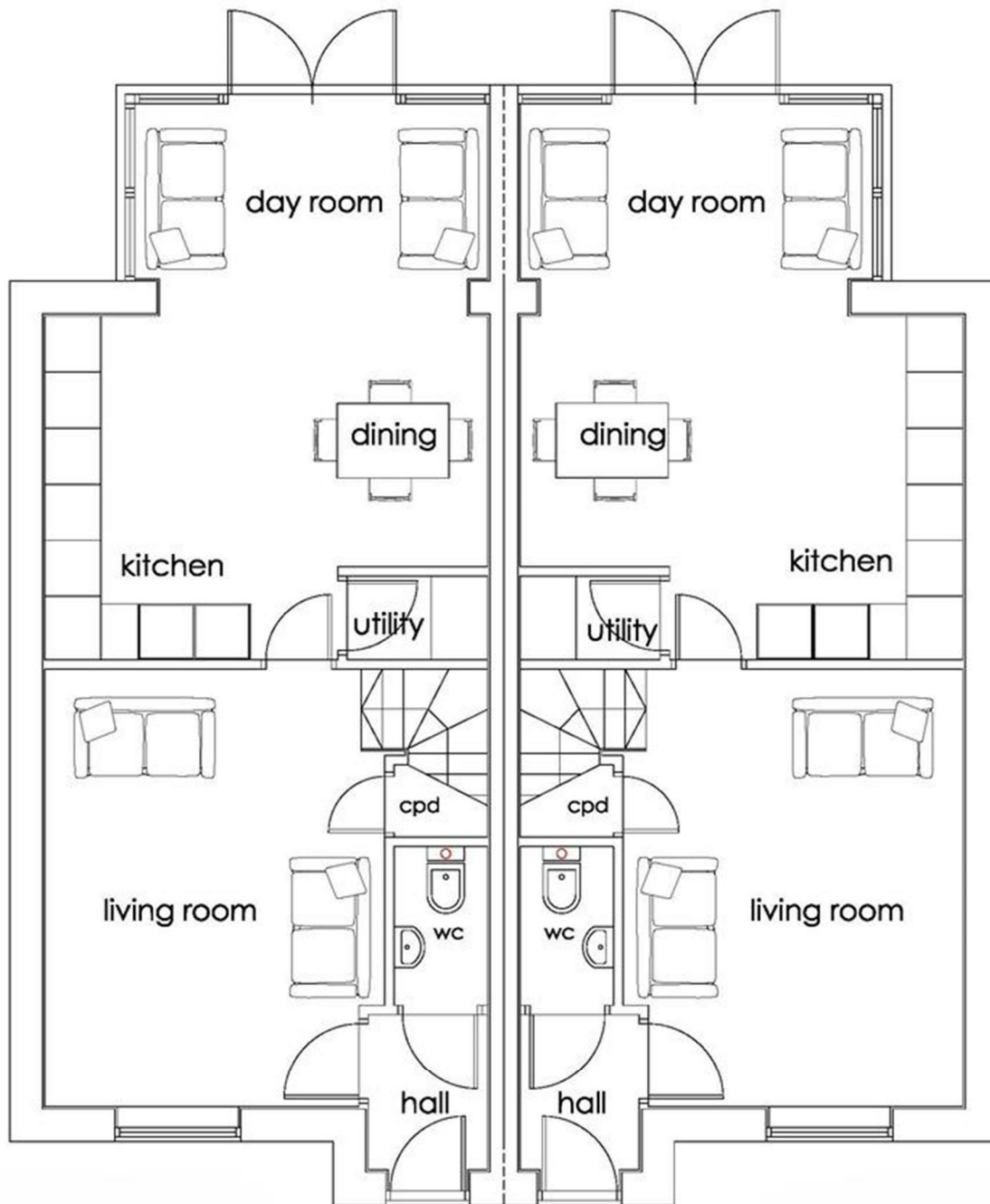
Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation.

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. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

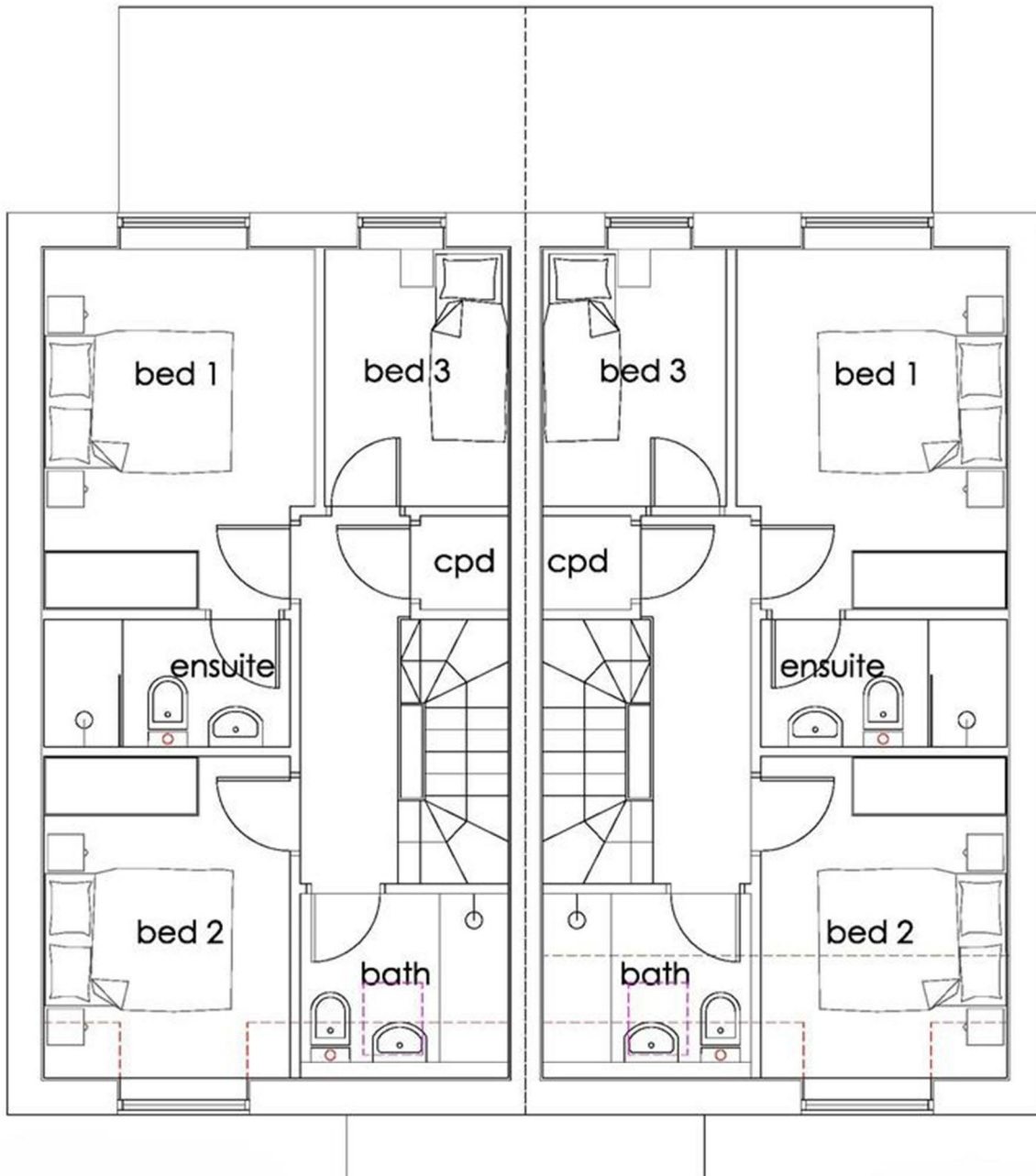
## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.






ground floor plan



first floor plan



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	