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**Limb**  
MOVING HOME



*6 Pasture Terrace, Beverley, East Yorkshire, HU17 8DR*

- 📍 Extended Townhouse
- 📍 2 Double Bedrooms
- 📍 Close to North Bar
- 📍 Council Tax Band = B
- 📍 Close to the Westwood
- 📍 Newly Fitted Bathrm
- 📍 No Onward Chain
- 📍 Freehold/EPC = D

**£175,000**

## INTRODUCTION

Ideally placed a short level walk from North Bar in the Georgian Quarter of Beverley is this traditional mid terraced townhouse. Close to the Westwood pasture, the property is offered for sale with no onward chain and newly fitted carpets. Briefly comprises an entrance hallway, open-plan living space with lounge and dining areas leading to an extended fitted kitchen and a newly fitted bathroom with shower. At first floor level, there are two double bedrooms. The property has gas-fired central heating and double glazing. There is a small enclosed rear yard.

## LOCATION

Pasture Terrace is located directly off York Road and within close proximity of North Bar Within. Beverley itself regularly features 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 and its own racecourse. The town also has its own private golf club. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful Georgian Quarter of the North Bar Within district, Saturday Market, Wednesday Market and the Flemingate Shopping Centre.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With stripped wood floor.

### DINING ROOM

9'10 x 9'7 (3.00m x 2.92m)

With period cast iron fireplace with alcove storage cupboard, wall light point and sealed unit double glazed window to the front elevation.

Open to:





## LOUNGE

13'0 x 9'7 (3.96m x 2.92m)

With alcove storage cupboards, stairs to first floor level and stripped wood floor. Open to:



## KITCHEN

11'9 x 8'5 (3.58m x 2.57m)

With fitted floor and wall units with laminate work surfaces incorporating Belfast sink with mixer tap, gas cooker, plumbing for automatic washing machine, space for fridge freezer, stripped wood floor, sealed unit double glazed window and Velux window with external door to outside. Cupboard housing Ideal gas-fired combi boiler.



## BATHROOM

A newly fitted contemporary suite with bath and shower over, shower screen, vanity basin and low flush W.C., panelled walls, flooring, mirror and heated towel rail.



## FIRST FLOOR

### BEDROOM 1

13'0 x 9'8 (3.96m x 2.95m)

With period cast iron fireplace, shelved alcove cupboard and sealed unit double glazed window to the front elevation.



### BEDROOM 2

10'4 x 9'8 (3.15m x 2.95m)

With bulkhead storage cupboard and uPVC double glazed window to the rear.



## OUTSIDE

There is a small enclosed yard adjoining the rear of the property providing bin storage, outside tap and pedestrian access gate.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

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

## AGENTS NOTE

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.

## 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.

## VALUATION SERVICE



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

APPROX. 36.6 SQ. METRES (393.5 SQ. FEET)



## FIRST FLOOR


APPROX. 24.1 SQ. METRES (259.2 SQ. FEET)



TOTAL AREA: APPROX. 60.6 SQ. METRES (652.7 SQ. FEET)

**6 PASTURE TERRACE, BEVERLEY**

## 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		
	60	84
<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	