Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









2 St. Annes Close, Beverley, East Yorkshire, HU17 0LX

- Dual Aspect Lounge
- Driveway & Garage
- Ground Floor Bathroom
- Council Tax Band = B
- South Westerly Rear Garden
- 2 Bedrooms
- Scope for Updating
- Freehold / EPC =

£175,000

INTRODUCTION

This semi-detached dormer style house offers well proportioned accommodation arranged over two floors, with scope for some updating to suit individual tastes. The property also benefits from off-street parking, a single garage and a south westerly facing rear garden.

The accommodation comprises an entrance hallway, a dual aspect lounge, kitchen/diner and ground floor bathroom. To the first floor are two bedrooms together with a separate W.C.

Outside, a gravelled garden area extends to the front of the property, interspersed with shrubs and bounded by a low brick wall. A driveway to the side provides off-street parking and leads to a single garage.

The rear garden enjoys a south westerly aspect and incorporates a lawn, paved patio area and attractive slate borders, with fencing to the boundaries.

LOCATION

St Annes Close is situation off Swinemoor Lane, Beverley. Beverley is the jewel of the East Riding, a historic market town with its medieval minster as its centre piece. With cobbled streets, a beautiful Georgian quarter and sophisticated social scene, Beverley is regularly voted as one of the best places to live in the UK. It balances rich heritage with a cosmopolitan lifestyle, from the sprawling pastures of the Westwood to the high-end boutiques of Saturday Market and surrounding streets.

Beverley's thriving town centre is a premier shopping destination, blending independent boutiques with luxury brands and a bustling weekly market. The recent Flemingate development has added a modern cinema, high-street retailers, and diverse dining options to the town's portfolio. For recreation, residents enjoy the historic Beverley Racecourse and the vast, open greenery of the Westwood, which provides a stunning natural backdrop for golf, walking, and community events.

The town is home to several highly regarded primary schools, including St Mary's and Keldmarsh Primary. For secondary education, the town boasts the prestigious Beverley Grammar School—the oldest state school in England—and the outstanding Beverley High School for girls. The presence of East Riding College also ensures that further education and vocational training are catered for within the heart of the community.

Beverley provides ideal regional connectivity, acting as a central hub for the East Riding. The town features its own railway station with frequent services to Hull, York, and Scarborough, alongside direct high-speed trains to London King's Cross. For motorists, the A164 provides a direct link to the Humber Bridge and the A63/M62 corridor, while the Beverley bypass ensures easy connection to the coast and the northern reaches of the county.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 9 miles
- York: Approx. 29 miles
- Leeds: Approx. 58 miles
- London (by rail): Approx. 3 hours

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. As the gateway to the Yorkshire Wolds, the town is surrounded by undulating landscapes and scenic trails. The dramatic East Yorkshire coastline, including soaring cliffs and sandy beaches are also within a short drive away. This blend of sophisticated town living and proximity to unspoiled natural beauty truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor and cupboard under.

LOUNGE

Spacious lounge with window to the front elevation and patio doors leading out to the rear garden. There is a cast iron living flame gas fire.





KITCHEN/DINER

With fitted units incorporating a one and a half bowl sink and drainer, freestanding cooker, space for a fridge/freezer and plumbing for a washing machine. Windows to the front and rear and external access door to side.





DINING AREA



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Window to rear.



FIRST FLOOR

LANDING

With window to the rear elevation.

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BEDROOM 1

With built in wardrobes and window to the front elevation.



BEDROOM 2

Window to the rear elevation.



W.C.

With low flush W.C.

OUTSIDE

A gravelled garden area extends to the front of the property, interspersed with shrubs and bounded by a low brick wall. A driveway to the side provides off-street parking and leads to a single garage.

The rear garden enjoys a south westerly aspect and incorporates a lawn, paved patio area and attractive slate borders, with fencing to the boundaries.





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

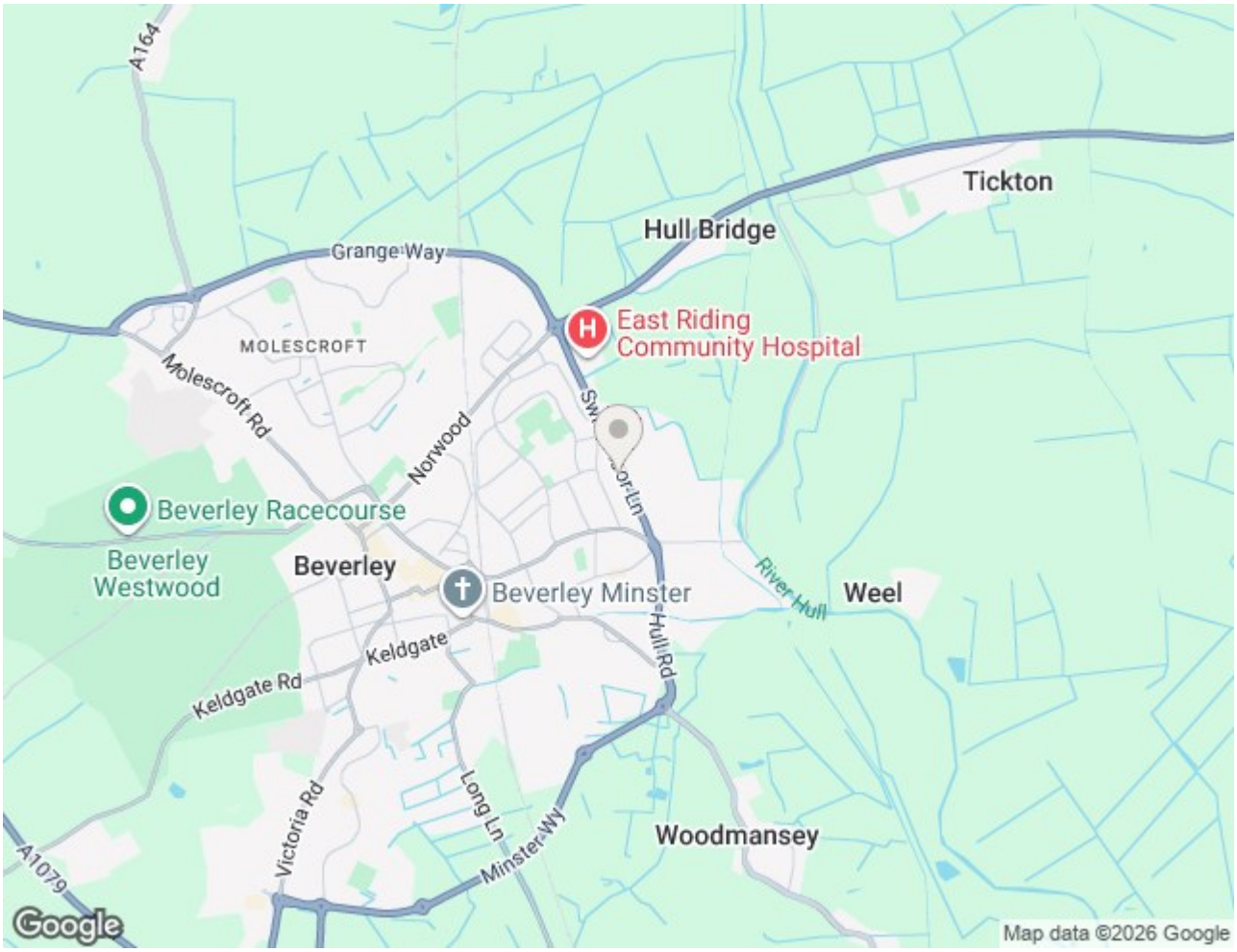
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

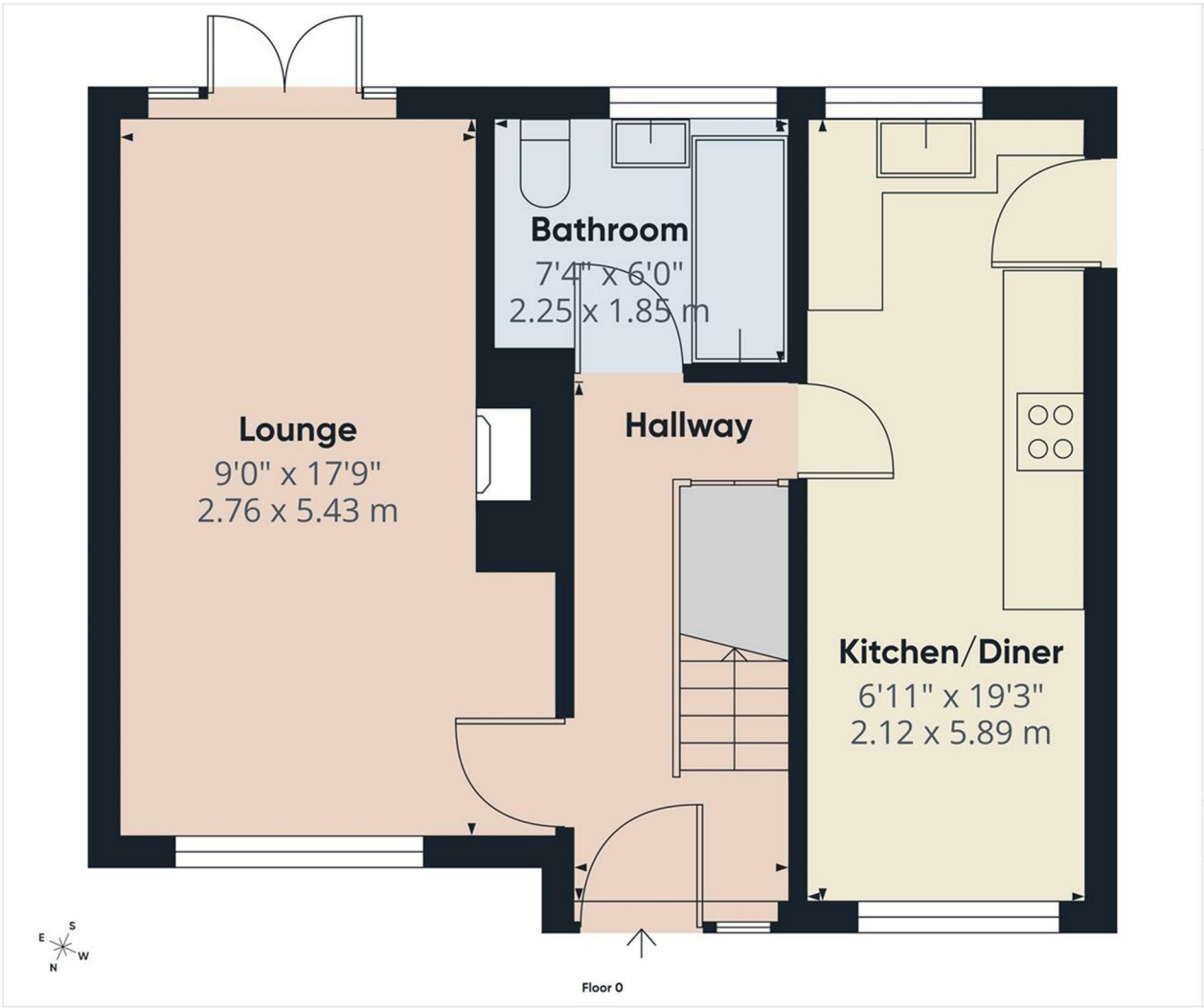
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


A164
Tickton
Hull Bridge
Grange Way
MOLESCROFT
East Riding
Community Hospital
Molescroft Rd
Norwood
Beverley Racecourse
Beverley
Westwood
Beverley
Beverley Minster
River Hull
Weel
Keldgate
Keldgate Rd
Hull Rd
Victoria Rd
Long Ln
Minster Wy
Woodmansey
A1079
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Approximate total area(1)

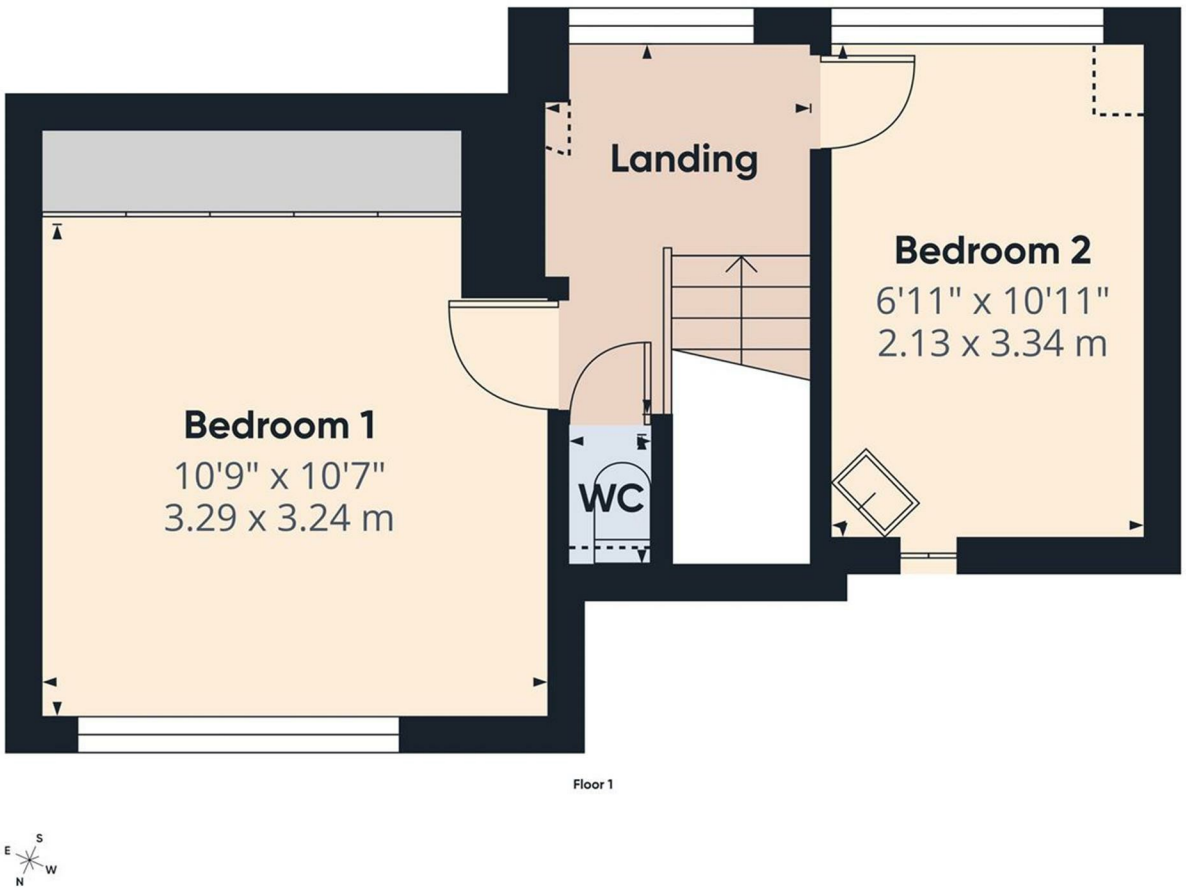
358 ft²

33.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

208 ft²

19.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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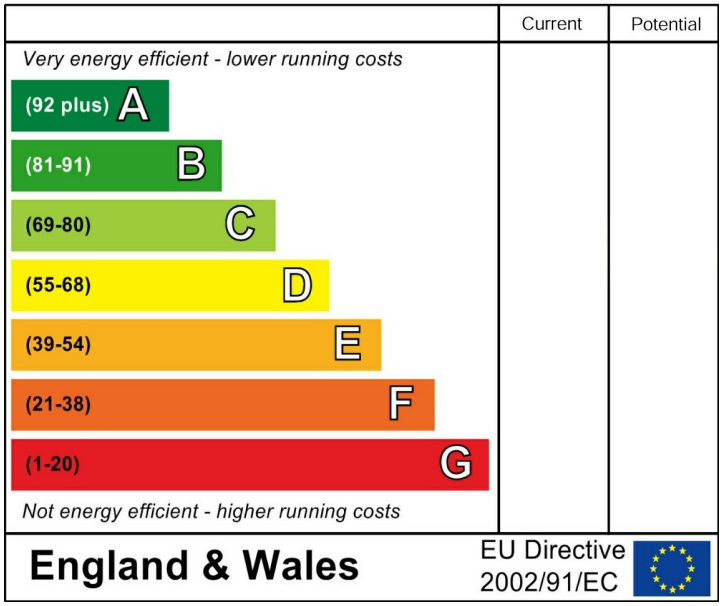
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

