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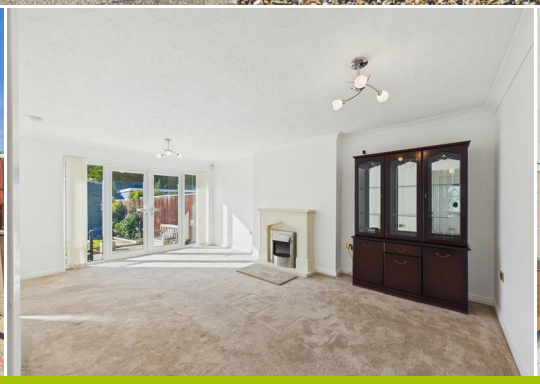
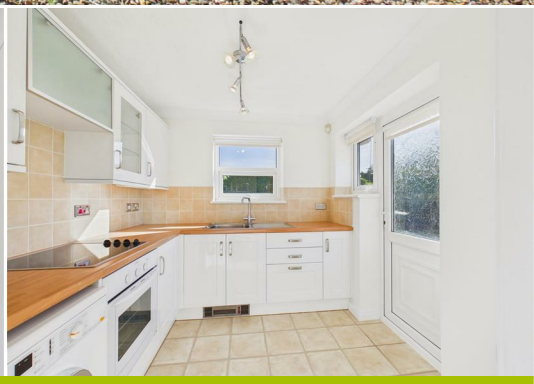
Limb
MOVING HOME





13 Alexandra Drive, Beverley, East Yorkshire, HU17 8PG

- Semi-Detached Bungalow
- Well Presented Accommodation
- Generous Corner Plot
- Council Tax Band = C
- Excellent Parking & Garage
- Private South Facing Garden
- No Onward Chain
- Freehold / EPC = C

£220,000

INTRODUCTION

This very well presented semi-detached bungalow occupies a generous corner plot on the fringes of the historic market town of Beverley and is offered to the market with no onward chain.

Ready to move straight into, the accommodation comprises an entrance hallway, spacious lounge, modern kitchen, two bedrooms, one with fitted furniture, and a shower room. The property also benefits from a large, partially boarded loft space, accessed from the hallway via a fitted folding wooden loft ladder, which may offer potential for conversion to provide additional accommodation, subject to the necessary consents and feasibility.

Outside is another particular feature. The generous corner plot provides excellent off-street parking, a detached garage and a garden area to the side, together with a private south facing rear garden. The size and configuration of the plot may also offer scope for the property to be extended or altered in the future, again subject to the necessary consents.

With its well-presented accommodation, excellent parking, private garden and potential for further development, the property offers plenty both in its current form and for those wishing to adapt it to their own requirements.

LOCATION

Alexandra Drive is situated off Normandy Avenue, which runs off Victoria Road on the southern fringes of Beverley. The property is conveniently placed for access into the town centre and is also served by a regular local bus service. Rather conveniently, there are no designated bus stops along Alexandra Drive, with passengers able to flag the bus down for collection and request to be dropped off along the route.

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.

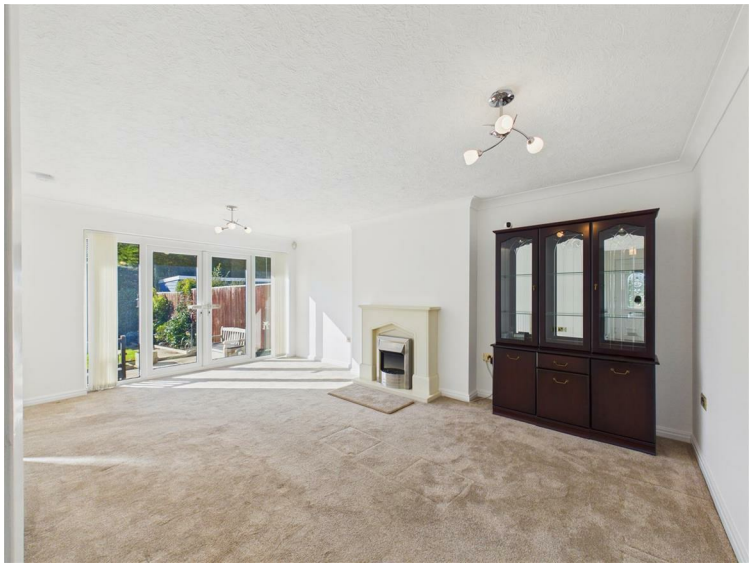
Residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard and loft access hatch with pull down ladder to partially boarded loft space where the combination gas central heating boiler is situated.

LOUNGE

With feature fire surround housing an electric fire. French doors lead out to the south facing rear garden.



KITCHEN

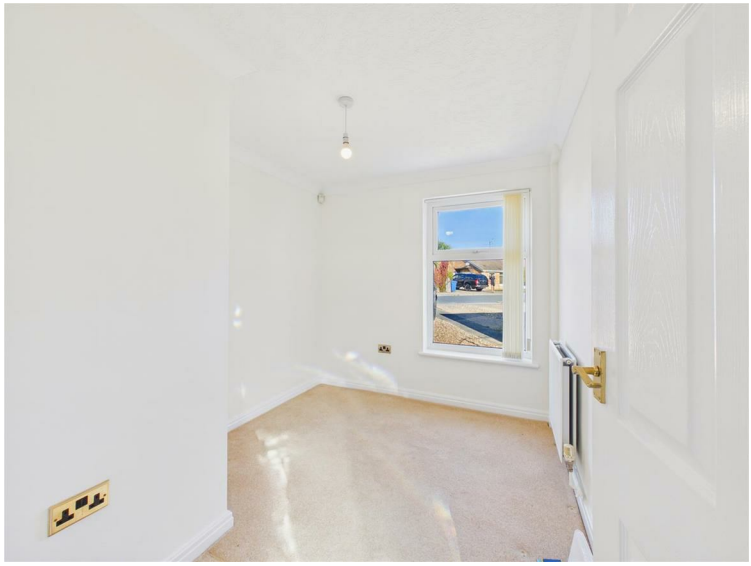
Fitted with modern base and wall units, contrasting worktops, sink and drainer, tiled splashbacks, oven and hob with filter above plus the washing machine is also included. Window to side and external access door to rear.

BEDROOM 1

With fitted furniture including wardrobes and drawers. Window to the front elevation.

BEDROOM 2

With window to the front elevation.



SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls, window to side.

OUTSIDE

The property occupies a generous corner plot with an extensive gravelled driveway to the front providing excellent off-street parking and access to a detached single garage. A further gravelled garden area extends to the side of the bungalow, enclosed by established hedging and incorporating paved pathways and gated access to the rear.

The south facing rear garden is a particularly attractive feature, enjoying a high degree of privacy with established hedging and fencing to the boundaries. Predominantly lawned, the garden is complemented by well-established shrubs and planting together with paved patio areas providing space for outdoor seating.

REAR VIEW

SIDE VIEW

HEATING

The property has the benefit of gas central heating via a combination boiler which is situated in the loft space.

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 C. 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

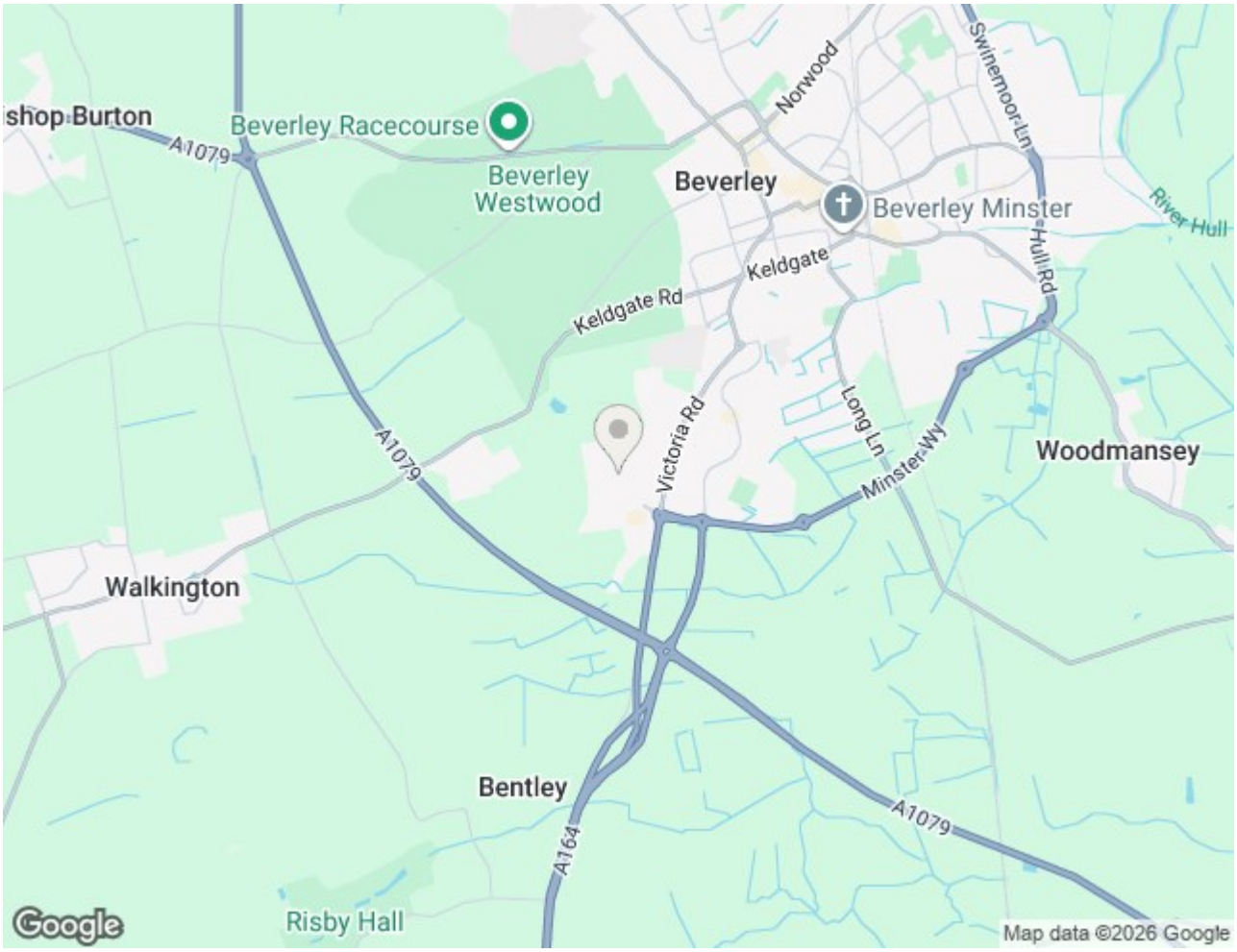
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.

PERSONAL INTEREST DISCLAIMER

In accordance with Section 21 of the Estate Agents Act 1979, we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to an employee of this company.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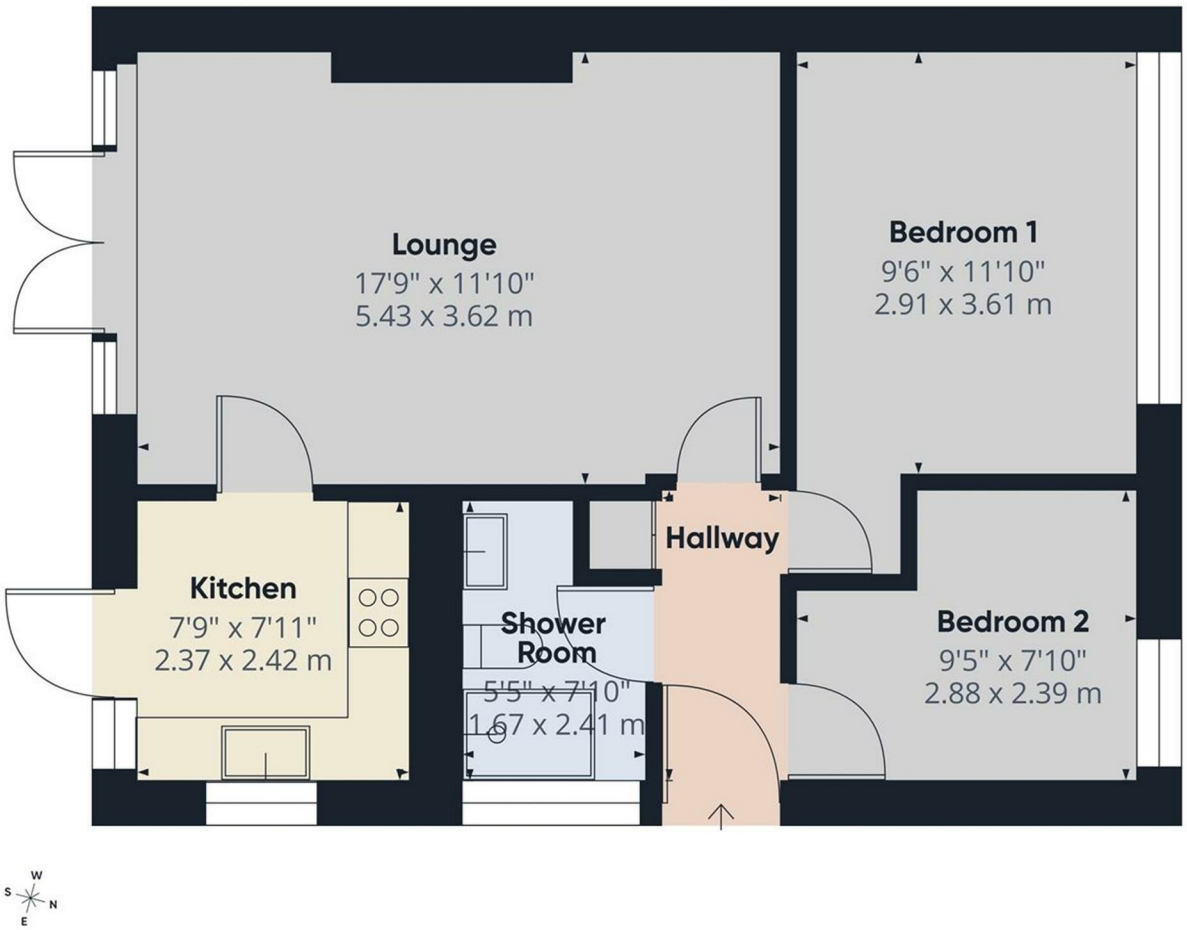


Approximate total area(1)

533 ft²

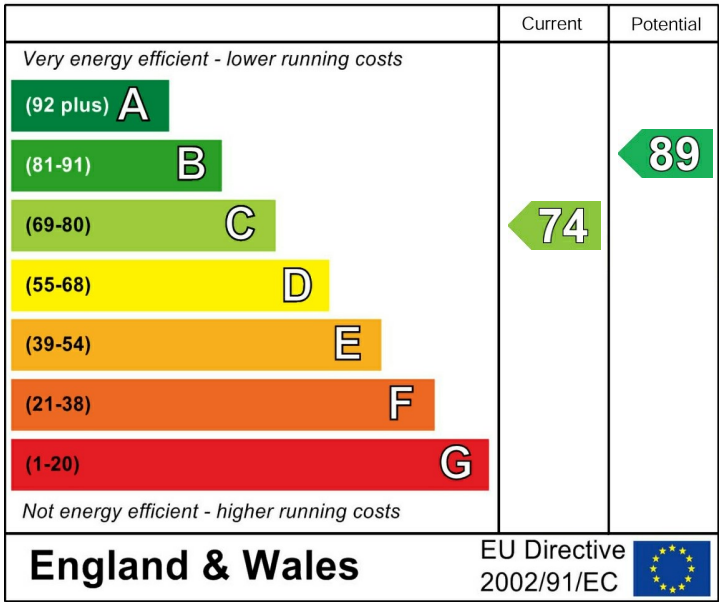
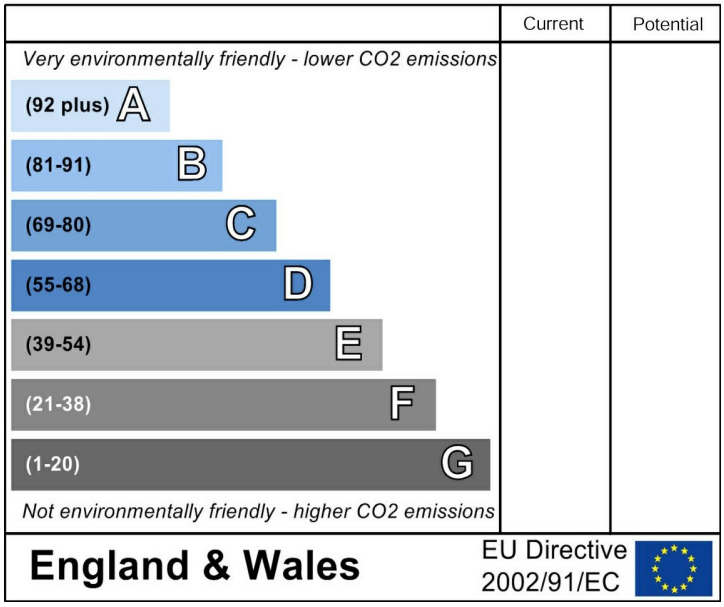
49.4 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating