



Magpie Avenue, Beverley, HU17 8GG

Welcome to

Magpie Avenue, Beverley

A modern three-storey end townhouse, built by Barrett Homes in 2019, offering spacious and versatile family accommodation over three floors



Entrance Hall

Cloakroom/WC

Kitchen

Lounge/Dining Room

First Floor Landing

Bedroom Two

Bedroom Three

Bedroom Four

House Bathroom

Second Floor Landing

Master Bedroom

En Suite Shower Room

Outside

Agents Note

Please note: service charge applies for this property. For more information, please contact the branch on 01482 880488

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

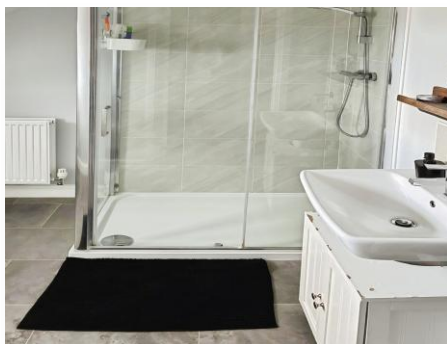
Magpie Avenue, Beverley

- Barrett-built end townhouse (2019) with remaining builder's warranty
- Accommodation arranged over three floors
- Four bedrooms with a superb second-floor principal suite with en suite
- Enclosed rear garden and two allocated parking spaces with EV charger
- Cul-de-sac location close to amenities and Beverley town centre

Tenure: Freehold EPC Rating: B
Council Tax Band: D

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV107794 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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