



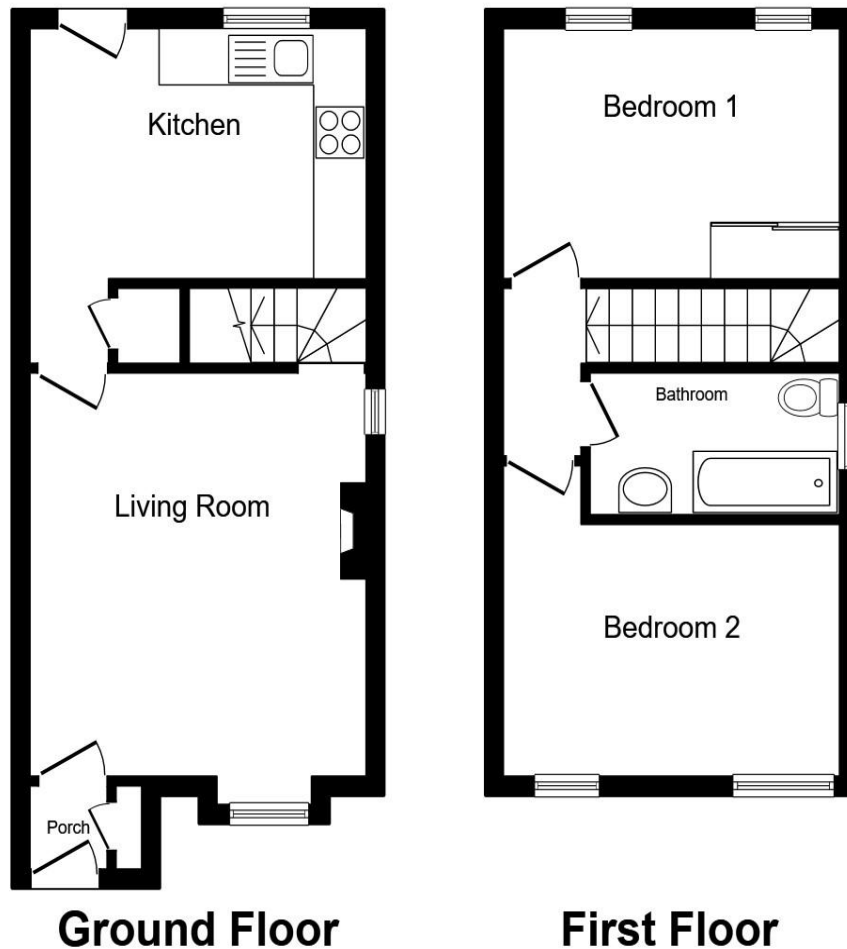
**Beverley Parklands, Beverley, HU17 0RA**

**Welcome to**

**Beverley Parklands, Beverley**

Offered For Sale with No Chain is this modern Two-Bedroom Semi-Detached Home, situated within the popular Beverley Parklands development. Benefiting from off-street parking, enclosed rear garden, lounge, fitted kitchen and two first floor bedrooms.





Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Notice:

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

## Entrance Hall

## Lounge

14' 2" x 12' 7" ( 4.32m x 3.84m )

## Kitchen

12' 7" x 8' 8" ( 3.84m x 2.64m )

## Landing

## Bedroom One

12' 8" x 8' 10" plus door entrance ( 3.86m x 2.69m plus door entrance )

## Bedroom Two

12' 7" x 6' 9" plus wardrobes ( 3.84m x 2.06m plus wardrobes )

## Bathroom

## Outside

## Agent's Note:

We have been unable to verify all material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Welcome to

## Beverley Parklands, Beverley

- Modern semi-detached home in the popular Beverley Parklands location
- No Chain
- Lounge, fitted kitchen and two first floor bedrooms
- Well-maintained enclosed rear garden
- Gravelled front garden providing off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107721](http://williamhbrown.co.uk/Property/BEV107721)



Property Ref:  
BEV107721 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**