

**14 FOXGLOVE WAY
BEVERLEY
HU17 7SQ**



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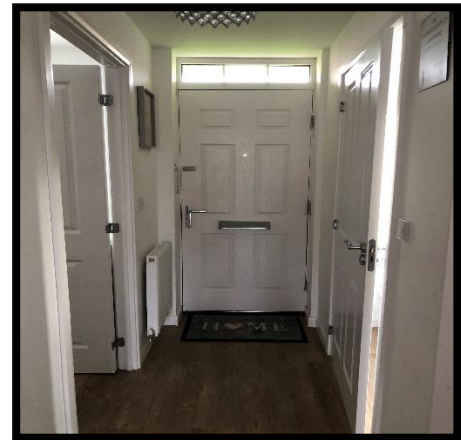


LOCATION

- Situated in a sought after residential area of Molescroft this end terraced three bedroomed property is ideally positioned for the convenience of the Beverley amenities including supermarkets, restaurants, doctors and highly regarded primary and secondary schools being only a short distance away.

SUMMARY

- Built around 2017 by David Wilson Homes and with the remainder of the Build Warranty.
- The accommodation briefly comprises ground and first floor and briefly comprises as follows:
- **Ground Floor**
- **Entrance Hall** - via entrance door to front. Radiator and light fitting.
- **Kitchen** – 6'6" x 9'6" (2.038m x 2.951m) Upvc double glazed window to front aspect. Radiator, light fitting and vinyl flooring. Fitted kitchen with units comprising base, drawer and wall mounted units with worksurfaces, sink unit, integrated appliances, oven/grill, hob and extractor.
- **Lounge** – 15'1" x 13'6" (4.610m x 4.147m). Upvc double glazed french doors leading to rear garden. Radiator, window to front aspect, radiator, beige carpet and light fittings.
- **First Floor Landing**
- Upvc double glazed window to side aspect, radiator and light fitting.
- **Master Bedroom** – 13'6" x 9'3" (4.162 x 2.849m). Upvc double glazed window to front aspect, radiator, light fitting and carpeted.



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- **Bedroom 2** – 7'5" x 9'5" (2.294m x 2.911m) Upvc double glazed window to rear aspect, radiator and light fitting.
- **Bedroom 3** – 5'8" x 9'4" (1.770m x 2.867m) Upvc double glazed window to rear aspect, radiator and light fitting.
- **Family Bathroom** – 7' x 5'5" (2.158m x 1.703m). Upvc double glazed privacy window, light fitting, extractor fan and vinyl flooring. Three piece suite comprising WC, pedestal wash hand basin and panel bath with shower over.
- **Outside** – Lawn garden with decking area and borders.

HOW MUCH IS IT?

- **PRICE:** Guide Price £225,000.

COUNCIL TAX

- The property is listed within Band C of the Council Tax Listings.

ANYTHING ELSE I NEED TO KNOW?

- **CENTRAL HEATING:** The property has the benefit of gas central heating.
- **EPC:** The property has a rating of B82.
- **TENURE:** The property is freehold.

ANYTHING ELSE I NEED TO KNOW?

- **FIXTURES AND FITTINGS:** Fixture and Fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified by contact one of the Team.

WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3. Date: February 2021. File Ref: A2314.

