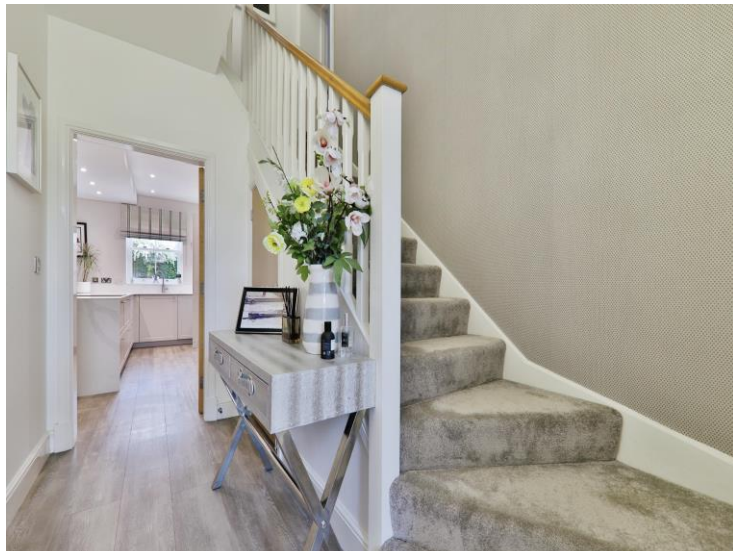




Foley Avenue, Beverley, East Yorkshire, HU17 8FA

FINE & COUNTRY

A STUNNING FOUR BEDROOM PROPERTY IN A SOUGHT AFTER LOCATION



The property is beautifully presented with attention to detail at every turn, a recently fitted bespoke kitchen, redesigned low maintenance south facing garden and the benefit of off-road parking.

Summary: Foley Ave - A stunning four-bedroom property in a sought-after location, beautifully presented with attention to detail at every turn, a recently fitted bespoke kitchen, redesigned low maintenance South Facing garden and the benefit of off-road parking is a real bonus. Close to Beverley town and the Westwood perfect for leisurely walks.

Agent's Perspective: An elegant and stylish four-bedroom property on Foley Ave. From the moment you enter, attention to detail is evident. The recently fitted bespoke kitchen boasts a large granite surfaces perfect for enthusiastic home cooks and aspiring chefs. This spacious home offers a perfect mix of comfort and modern convenience with a design that takes advantage of the space and natural light.

Situated in a highly desirable development, opportunities like this are rare. Off-road parking and a garage is a real bonus especially when friends and family visit.

The historic market town of Beverley and its amenities are just a stone's throw away. Families with dogs or those who just enjoy walking will relish the proximity to the Westwood, offering picturesque walks across the common land and racecourse.





Client's Perspective: Foley Ave has been our perfect home within this fabulous development. We love walking into town to enjoy the fabulous range of restaurants, pubs, shops and enjoy looking at the historic Beverley Minster. .

The peaceful location is ideal , providing a relaxing retreat yet only a short walk away from the bustling market place. Inside, we really like the bright and airy rooms making us feel right at home.

Our redesigned south-facing garden is our perfect place for entertaining friends and family.

We love the recently fitted kitchen which has lots of storage, new appliances and even a secret entrance to the utility room.

We have loved our time here and we're now ready to move on and allow the new owners to start their new chapter at Foley Avenue..

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

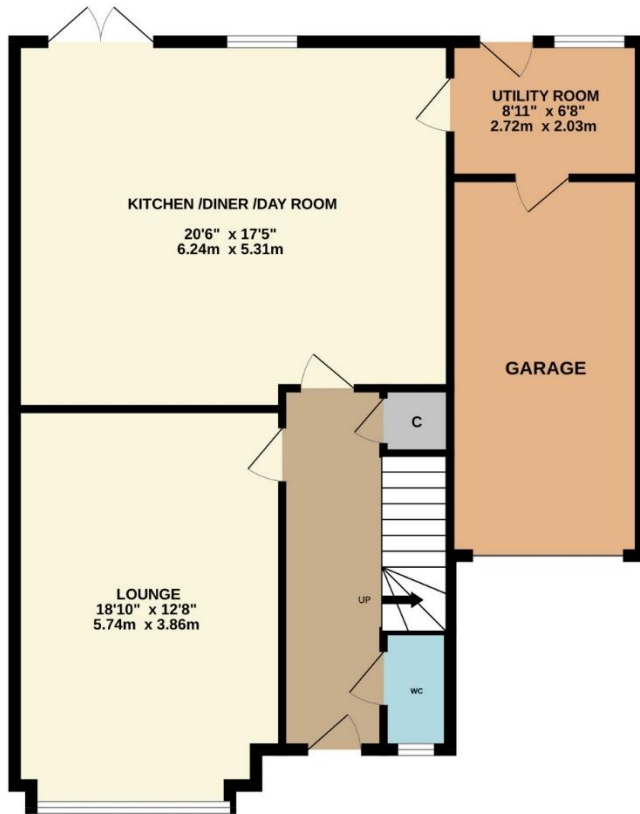
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

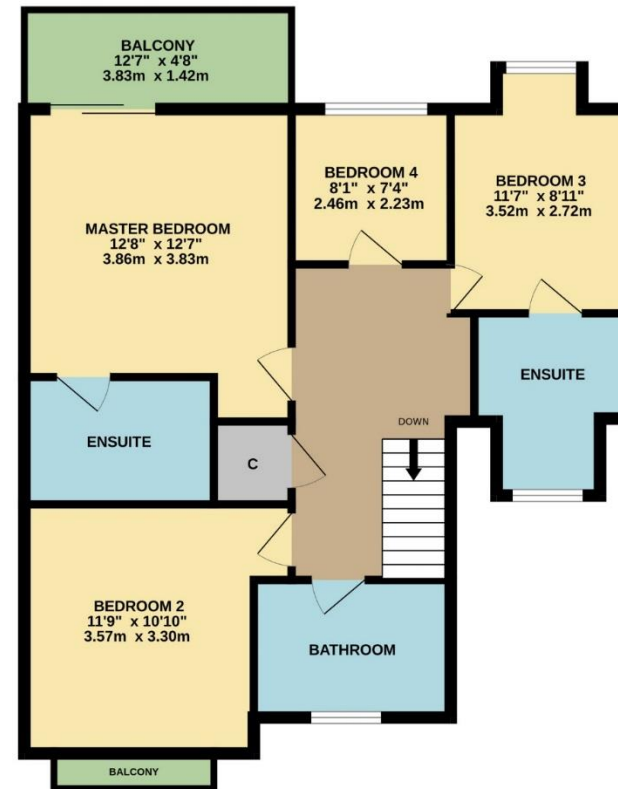
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



FOLEY AVENUE, BEVERLEY, EAST RIDING OF YORKSHIRE, HU17 8FA

TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

