



**Alder Close, Beverley, HU17 7DQ**

## Welcome to

### Alder Close, Beverley

Attractive and well-presented semi-detached home situated in a pleasant cul-de-sac within the highly regarded Molescroft development, offering two bedrooms, a full width dining kitchen with French doors to the rear garden, and parking to the front.



**Entrance Hall**

**Cloakroom/WC**

**Lounge**

**Kitchen/Diner**

**Landing**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

**Outside**

**Agents Note**

We have been unable to verify material information that relates to this property. Please contact the branch on 01482 880488 for further information.

## Welcome to

### Alder Close, Beverley

- Attractive semi-detached house in pleasant Molescroft cul-de-sac
- Highly regarded residential development
- Full width dining kitchen with French doors to garden
- Rear patio and lawned garden with storage shed & parking to the front

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

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107587](http://williamhbrown.co.uk/Property/BEV107587)



Property Ref:  
BEV107587 - 0004

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.

## Directions to this property:

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



william h brown



**01482 880488**



Beverley@williamhbrown.co.uk



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



**williamhbrown.co.uk**