



Total area: approx. 50.4 sq. metres (542.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



£195,000

**60 Nornabell Drive,
Beverley**

HEATING & INSULATION

The property has gas fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a double glazed door. With a staircase leading to the first floor.

LOUNGE

There is a uPVC double glazed window to the front elevation, a wooden fire surround and a radiator.

BREAKFAST KITCHEN

Has a uPVC double glazed window to the rear and comprises a range of beech-effect base, wall and drawer units with matching work surfaces above, built-in oven, hob, stainless steel sink and drainer.

CONSERVATORY

Standing on a brick base with uPVC double glazed windows. There are French doors leading out on to the patio area, laminate flooring and a radiator.

INNER LOBBY

A door leads to the integral garage.

CLOAKROOM

Comprising a low flush WC and a pedestal wash-hand basin.

FIRST FLOOR

LANDING

With a loft hatch.

BEDROOM ONE

Has a uPVC double glazed window to the front elevation. Radiator.

EN SUITE SHOWER ROOM

Comprising a low flush WC, pedestal wash-hand basin and shower cubicle. Radiator.

BEDROOM TWO

With a uPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE

There is a uPVC double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

The white suite comprises a low flush WC, a pedestal wash-hand basin and a bath with shower fitment above. Partly tiled walls and a radiator.

EXTERNAL

To the front of the property the garden is mainly laid to lawn and a side driveway leads to the garage/store which has an up-and-over door. To the rear the garden is also mainly laid to lawn with a patio area and fencing to the boundaries.

60 Nornabell Drive, Beverley, HU17 9GJ

DESCRIPTION

This middle terrace three bedroomed property briefly comprises to the ground floor an entrance lobby, living room, kitchen/diner and conservatory. To the first floor there are three bedrooms, the master having en suite facilities, and a family bathroom. To the front of the property the garden is mainly laid to lawn and there is a side driveway leading to a garage. To the rear the garden is also mainly laid to lawn with plant and shrub borders.

SITUATION

Nornabell Drive is a cul-de-sac located on the outskirts of Beverley just off the town's northern bypass, Grange Way, which provides road links to surrounding areas within East Yorkshire. Beverley boasts an extensive range of shops both in the historic town centre and the modern Flemingate development where further retail outlets, bars and restaurants can be found together with a cinema. Various sports clubs are located around the town, which also has a bus and railway station for easy access into the city of Hull.

