



**Beaver Road  
Beverley  
East Riding of Yorkshire  
HU17**

**Offers in Excess of £142,000**

**bettermove** 

# Beaver Road

## Beverley

Bettermove are proud to present this 2 bedroom terraced house in Beverley, available with no forward chain.

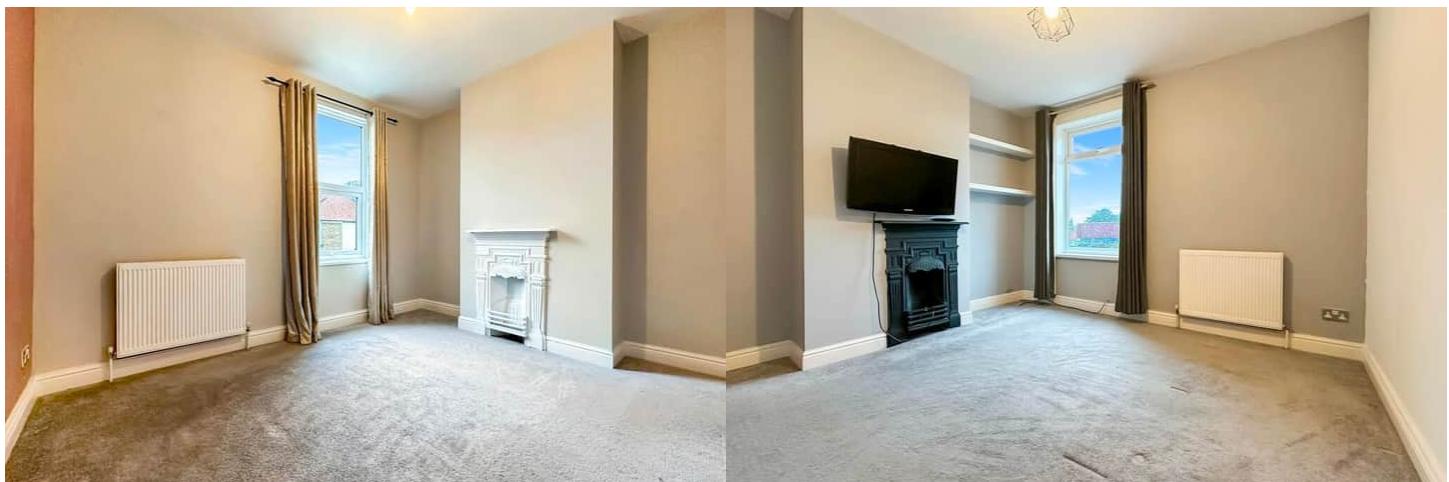
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, and family bathroom on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a large, private rear garden, complete with a garden shed, ideal for extra storage, and mainly laid to lawn, perfect for enjoying the summer months.

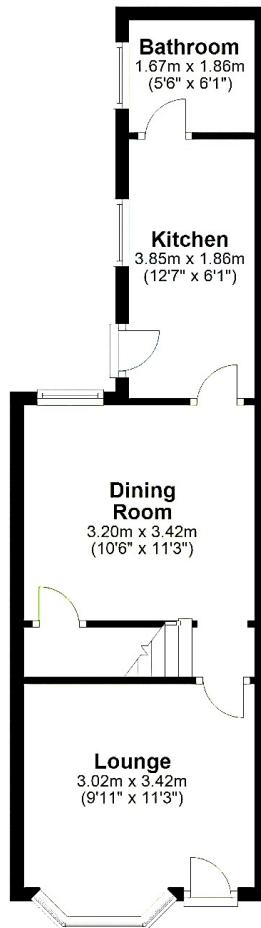
Located in the popular town of Beverley, the property is close to a range of amenities, including shops, supermarkets, restaurant, pubs, and schools. Excellent transport connections can be found from Beverley Train Station, a variety of local bus routes, and quick access to the A164, leading to the A63, and M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



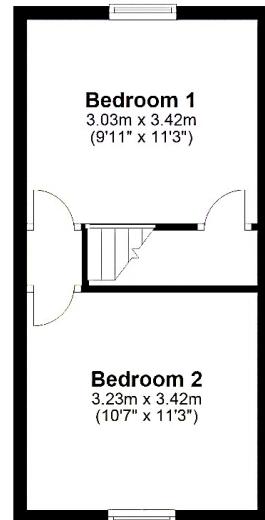
## Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 60.3 sq. metres (648.8 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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