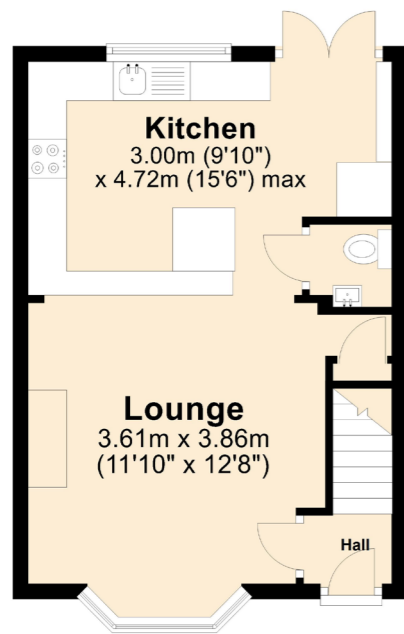


**Ground Floor**

Approx. 31.8 sq. metres (342.3 sq. feet)

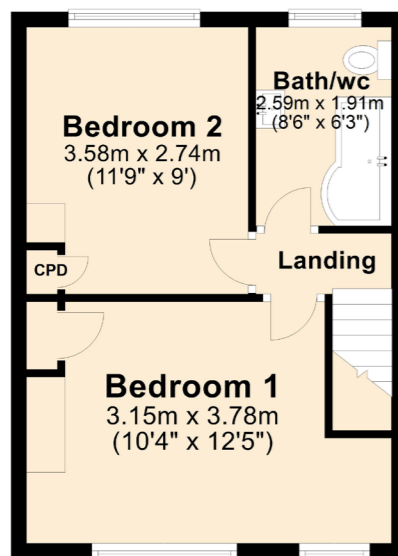


Total area: approx. 63.7 sq. metres (685.8 sq. feet)

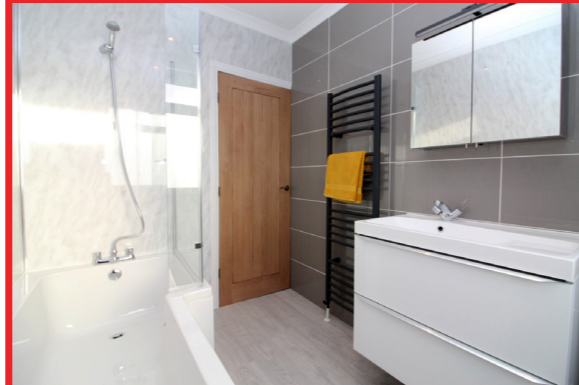
Floorplan of existing building.  
Plan produced using PlanUp.

**First Floor**

Approx. 31.9 sq. metres (343.5 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**£200,000**

**92 Holme Church Lane,  
Beverley**

**HEATING & INSULATION**

The property has gas-fired radiator central heating, uPVC double glazing and full cavity wall insulation.

**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 'B'.

**VIEWING**

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



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## 92 Holme Church Lane, Beverley, HU17 0PU

### DESCRIPTION

Having been completely modernised during 2023 this bay fronted terraced home is extremely well appointed and finished - ready to move in and enjoy the two double bedrooomed accommodation which features a contemporary bright and airy open plan downstairs living space, oak interior doors and new flooring and decor throughout. A sleek fitted kitchen with extensive number of storage cabinets, feature lighting, breakfast bar and appliances has double doors lead onto the new paved rear terrace which is part of the good sized south facing garden. This includes a large private parking space at the end, with access from a tenfoot. The property has a useful downstairs wc.

### SITUATION

The house is in an established residential area to the south east of the town centre and situated just across the road from St Nicholas Church and the adjacent modern junior school. It is located just under 250 yards from the delightful Beverley Beck and is only a short walk to the modern Flemingate shopping and entertainment complex with cinema, bars and eateries. An abundance of national and specialist individual retailers can be found in the historic centre of this popular market town, about eight miles north of the city and port of Hull.



### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE HALL

##### LIVING ROOM

A chimney breast recess houses a wood burning stove with a timber mantel beam above. Two radiators, two wall lights, blinds to front bay window, ceiling coving and picture rail. The room is fully open plan to:

##### KITCHEN

Fitted with an extensive range of white gloss base and wall cabinets including granite-effect laminate worktops with a single drainer sink and peninsular breakfast bar. Electric cooker with extractor hood above, integrated fridge freezer and space and plumbing for slimline dishwasher and automatic washing machine. Concealed gas central heating boiler, radiator and French doors to patio.

##### SEPARATE WC

Includes low level toilet suite and wash-hand basin. Automatic electric light and extractor fan.

#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

Built-in cupboard, two radiators, picture rail and ceiling coving.

##### BEDROOM TWO

Built-in cupboard, radiator, picture rail and ceiling coving.

##### BATHROOM

A modern white suite includes a shower bath with fitted splash screen and mixer taps with shower attachment, low level toilet suite and vanity wash-hand basin. Walls include full tiling or waterproof panelling. Fitted wall cupboards and heated towel rail.

##### EXTERNAL

The property's fenced front garden is covered with crushed slate. The main garden at the rear has a southerly aspect and includes a newly laid patio and sizeable lawn enclosed in the majority by high fencing. Beyond a small shed at the bottom of the garden is a fenced-off private parking space, accessed via a rear shared tenfoot.