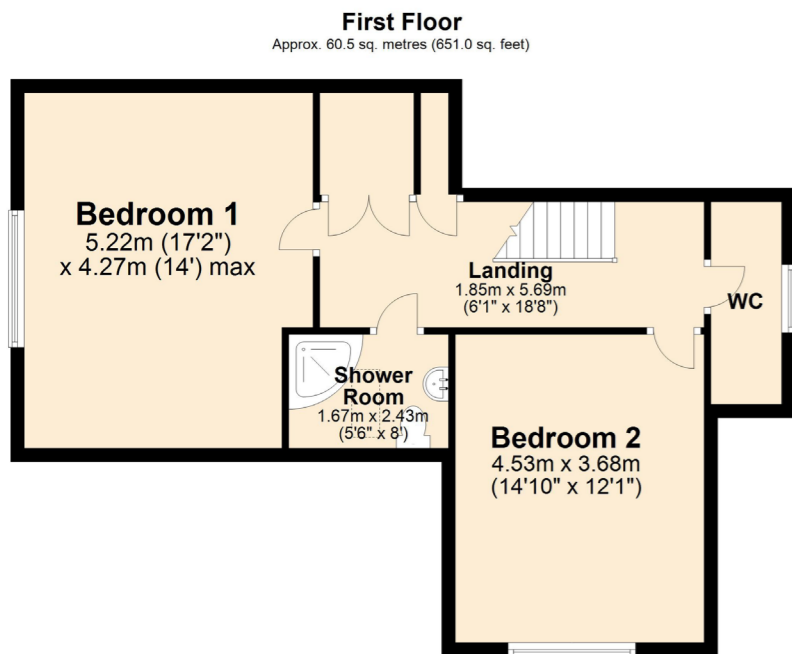


Total area: approx. 156.0 sq. metres (1679.3 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



£400,000

**16 Bainton Close,
Beverley**

HEATING & INSULATION

The property includes gas-fired radiator central heating and uPVC double glazed windows.

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 'E'.

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



16 Bainton Close, Beverley, HU17 7DL

DESCRIPTION

This mid 20th century detached house rubs shoulders with substantial Victorian town houses in one of Beverley's most attractive and sought after residential positions. The house is in need of a full programme of modernisation and, in the agent's opinion, represents a fantastic opportunity to carry out an imaginative redevelopment and create a bespoke individual residence within a setting that includes a side frontage to New Walk. The property has a versatile layout including three bedrooms and two bathrooms over two floors, and a generous main living room with south and west aspects.

SITUATION

The property is located on the perimeter of Victorian Beverley, being on the north side of the town and approached from the centre along what is widely regarded as the most attractive route into Beverley, New Walk and North Bar Without being lined with an abundance of fine period homes, many of which are listed buildings. The surroundings also include mature trees. It is about half a mile into Saturday Market within the historic town centre, which is noted for its variety and quality of shops, restaurants and other amenities. Access to the common pastures of the Westwood, the home of the town's race and golf courses, is a short walk along Norfolk Street, which is just across the road from the property.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

STORM PORCH

Glazed entrance doors and glazed inner door and side panel providing light to:

ENTRANCE HALL

A staircase leads off with cupboard beneath. Cloaks cupboard, two radiators, ceiling coving and glazed door and screen to:

MAIN LIVING ROOM

Enjoying a double aspect and with marble fireplace and Adam style fire surround. Two radiators and ceiling coving.

DINING ROOM

Radiator and ceiling coving.

KITCHEN

Fitted base and wall cabinets with worktops include two inset sinks and a fitted electric double oven and gas hob. Plumbing for dishwashing machine. Larder.

BEDROOM THREE / RECEPTION TWO:

Radiator and ceiling coving.

BATHROOM / WC

With an original period pink suite and half-height wall tiling. Heated towel radiator.

FIRST FLOOR

LANDING

Radiator and walk-in airing cupboard with hot water tank and slatted shelves. Loft access to a

boarded and floored loft space with a roof light and separate area of water storage tanks.

BEDROOM ONE

Two double fitted wardrobes with cupboards above. Radiator.

BEDROOM TWO

Two double fitted wardrobes with cupboards above. Radiator.

SHOWER ROOM / WC

Quadrant shower enclosure with electric shower unit, toilet and wash-hand basin. Tiled walls with radiator and heated towel rail.

SEPARATE WC

Pink toilet suite and wash-hand basin with grey half tiled walls. Radiator.

EXTERNAL

INTEGRAL GARAGE

Up-and-over door and gas central heating boiler.

TIMBER CARPORT

(4.88m x 2.47m / 16'0" x 8'10")

A tarmac driveway provides additional parking for two vehicles.

GARDENS

The main area of the plot comprising a lawn with shrub borders and contained within a beech hedge is to the front and New Walk side of the house. There is an additional area of paved patio to the rear of the garage and carport.