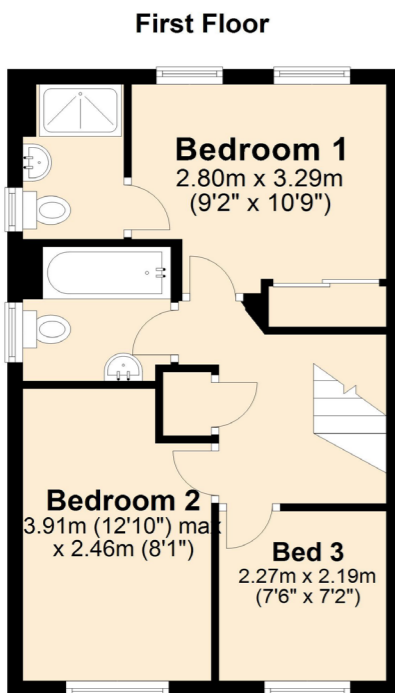


Floorplan of existing building. Plan produced using PlanUp.



£219,950

**3 Alder Close,
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 freehold, with the exception of the garage which is understood to be leasehold. Vacant possession upon 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. Tel: (01482) 866844.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	83 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator.

SEPARATE WC

Low level toilet suite and wash-hand basin. Radiator.

LOUNGE

Understairs cupboard and radiator.

INNER HALLWAY

Staircase leading off.

DINING KITCHEN

A range of fitted base and wall cabinets with woodblock-effect laminate worktops incorporate a single drainer sink, built-in electric oven with gas hob and extractor hood and integrated fridge freezer. Plumbing for automatic washing machine and dishwasher. Radiator. French doors to rear garden.

FIRST FLOOR

LANDING

Built-in cupboard with slatted shelves.

BEDROOM ONE

Fitted sliderobe with mirror doors, window shutters and radiator.

EN SUITE SHOWER ROOM / WC

Includes shower enclosure with sliding doors, pedestal wash-hand basin and low level toilet suite. Splashback wall tiling and heated towel rail.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator.

BATHROOM / WC

With a three piece suite, splashback wall tiling and heated towel rail.

EXTERNAL

BRICK SINGLE GARAGE

Situated to the front of the property including a driveway/parking space. Part of a building comprising ground floor garaging with an apartment above.

GARDENS

There is a lawn to the front of the property and at the rear the main garden is enclosed by close-boarded fencing and comprises a lawn with a corner patio placed for optimum sunshine.

3 Alder Close, Beverley, HU17 7DQ

DESCRIPTION

This ten year old semi-detached house is set in a cul-de-sac on a development which forms the northern outskirts of the town and is part of the popular Molescroft area. It is a short walk from the local schools which include an outstanding rated primary. The property provides three bedroomed accommodation with an en-suite facility and a rear kitchen diner which opens out through french doors to an enclosed rear garden. There is an adjacent garage, plus parking space, and the property represents an ideal opportunity whether you are a first time buyer, small family or looking for an easy to maintain home to which to downsize.

SITUATION

The development lies adjacent to the town's northern bypass, Grange Way. This location enjoys speedy access to routes leading from Beverley to Hull, York, Driffeld and the east coast. Within around one and a half miles there are a great many of the services and amenities of this historic market town. A vibrant Georgian town centre is full of shopping and recreational opportunities, and the town has a good range of sporting and public transport facilities.

