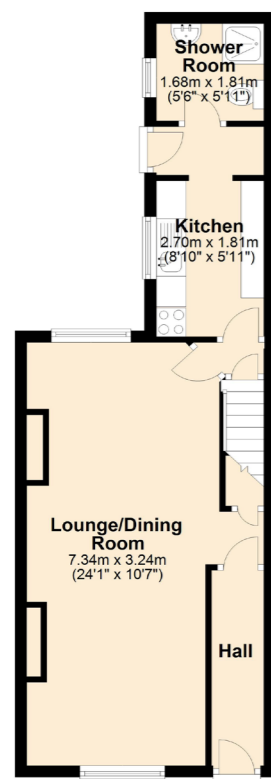
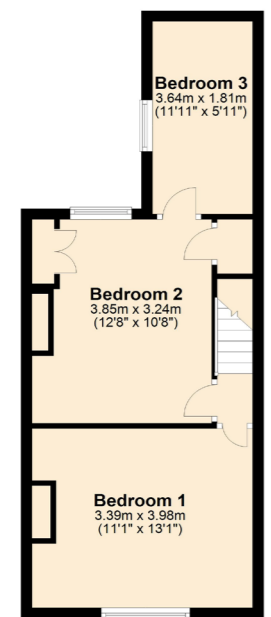


Ground Floor
Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.3 sq. feet)

First Floor
Approx. 36.0 sq. metres (387.3 sq. feet)



Offers over
£146,500

**58 Keldgate,
Beverley**

HEATING & INSULATION

The property has uPVC double glazing and electric heaters.

SERVICES

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

TENURE

The property is freehold. 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 'B'.

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES: FIRST FLOOR

GROUND FLOOR

HALLWAY PASSAGE

THROUGH LIVING ROOM

Two electric storage heaters.

SMALL LOBBY

Staircase leading off.

KITCHEN

Fitted with a range of Shaker-style cabinets with worktops including single drainer sink. Tiled floor (extends through remainder of ground floor).

REAR ENTRANCE LOBBY

SHOWER ROOM / WC

Equipped with a large shower enclosure including a sliding door, low level toilet and vanity-wash hand basin. Walls with shower wall panelling or full ceramic tiling include electric towel rail.

LANDING

FRONT BEDROOM ONE

Electric storage heater.

MIDDLE BEDROOM TWO

Electric storage heater. Alcove airing cupboard with hot water tank (fitted electric immersion heater). Bulkhead cupboard.

REAR BEDROOM THREE

Electric storage heater.

EXTERNAL

The property is flush to the front pavement. A pedestrian right of way leads to the rear where there is a walled concrete yard adjacent to the house. Small integral store. Across the pedestrian access lies a pleasant area of lawned garden which has borders and a shrub bed and is afforded privacy by privet hedging.

58 Keldgate, Beverley, HU17 8HY

DESCRIPTION

This 2/3 bedrooomed terraced house requires a complete modernisation programme and offers great potential in this position close to many of Beverley's amenities. It enjoys a pleasant area of private rear garden and presently the accommodation has three bedrooms upstairs, with the option to retain this layout or create an additional bathroom facility on the first floor. Presently the through room downstairs is a blank canvas to create a homely living space, with kitchen leading off. A real opportunity to buy a house to make into a home to meet your personal requirements and taste.

SITUATION

This property is on the southern edge of Beverley town centre, between the historic Minster and acres of common pasture known as the Westwood - with culture, countryside and town centre amenities virtually on the doorstep. Beverley is noted for its historic Georgian town centre, in and around which can be found a multitude of shops, both national and local traders, along with cafes, bars and restaurants. The town has a theatre, sports centre with swimming pool, sports clubs and both bus and rail travel services.

