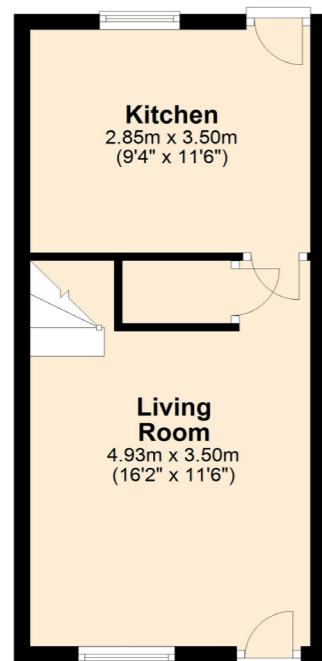
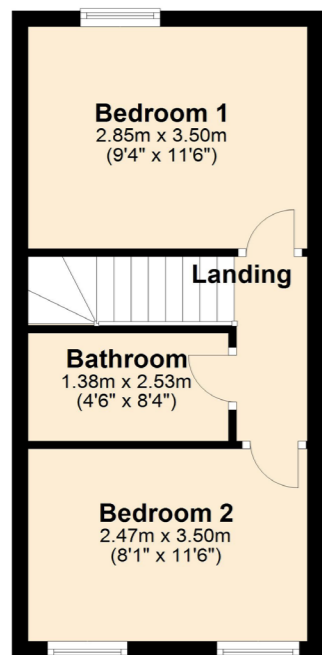


Ground Floor



Floorplan of existing building. Plan produced using PlanUp.

First Floor



£177,500

**6 Marin Court,
Beverley**

HEATING & INSULATION

The property has gas-fired radiator central heating and includes 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 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



6 Marin Court, Beverley, HU17 0UH

DESCRIPTION

This two bedroom mid-terraced property has been recently refurbished to a high standard and would be perfect for first time buyers, downsizers and potential investors looking to add to their portfolio. The property briefly consists of:- living room, kitchen, to the first floor is two double bedrooms and a family bathroom, outside there is a courtyard garden and parking to the rear.

SITUATION

The property is located on Marin Court which is off Waterside Road in Beverley, the front of the property is right along the popular and picturesque Beverley Beck. The home is also just over a mile away from Beverley Town Centre where Saturday Market square is surrounded by Georgian buildings providing a wide range of shops, and also bars, cafes and eateries. Beverley also has a wide range of sports and recreational facilities, bus and rail travel, and bordering common pastures know as the Westwood – home to golf and horse racing courses.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

LIVING ROOM

Double glazed window to front aspect, laminate flooring, stairs leading to first floor, gas fire with granite hearth, under stairs storage cupboard and a radiator.

KITCHEN

Double glazed window to rear aspect, door leading to the garden, tiled flooring, range of wall and base units, tiled splashback, stainless steel sink with mixer tap, space for undercounter washing machine and a range of integrated appliances including gas hob with extractor over. fridge freezer.

FIRST FLOOR

LANDING

Carpet flooring and provides access to the bedrooms and bathroom.

BEDROOM ONE

Double glazed window to rear elevation, laminate flooring, and a radiator.

BEDROOM TWO

Double glazed window to front elevation, carpet flooring and a radiator.

BATHROOM

White three piece suite comprising of panelled bath with shower over, low level w.c, pedestal sink, partially tiled walls, laminate flooring and a radiator.

OUTSIDE

The front of the property enjoys open views of the Beverley Beck, to the rear of the property is a low maintenance paved garden with fenced borders and a gate leading to the rear parking area. The property benefits from a dedicated parking space.