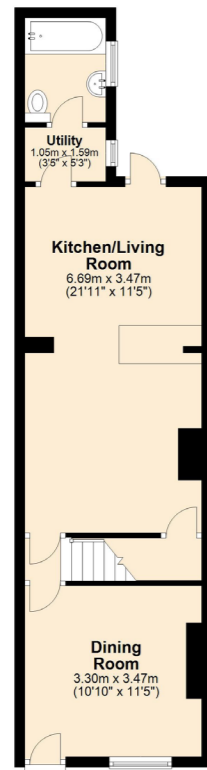
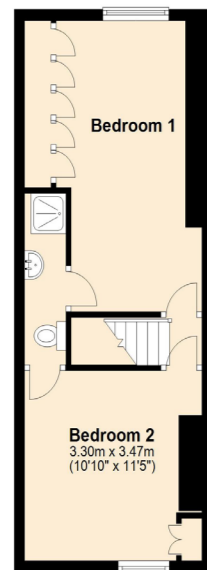


Ground Floor



Floorplan of existing building. Plan produced using PlanUp.

First Floor



£245,000

9 Albert Terrace, Beverley

HEATING & INSULATION

The property has gas-fired radiator central heating and sealed unit double glazing to rear elevations.

SERVICES

All the 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 | 71 C | |
| 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

DINING ROOM

A tiled fireplace with timber surround is flanked by an alcove cupboard and shelving. Radiator.

LOBBY

Quarry tile floor. Staircase leads off.

OPEN PLAN LIVING KITCHEN

The original rear living room retains a tiled fireplace with timber surround, also with fitted alcove cupboard and shelving. Radiator and understairs cupboard. Hardwood flooring extends through to an extension fitted with contemporary base and wall cabinets with quartz worktops and a hardwood peninsular breakfast bar. Appliances include two ovens, hob, dishwasher and fridge freezer. Glazed door and side panel to rear courtyard.

UTILITY LOBBY

Fitted cupboards include gas boiler. Automatic washing machine, which is included in the sale.

BATHROOM / WC

Includes a bath with electric shower fitment and splashback tiling, toilet and pedestal wash basin. Heated towel radiator.

FIRST FLOOR

LANDING

REAR MASTER BEDROOM

Range of fitted wardrobes, radiator and Velux roof window.

FRONT DOUBLE BEDROOM

With alcove full height double wardrobe.

JACK & JILL SHOWER ROOM

Includes a shower enclosure with plumbed shower fitment, toilet suite and wash-hand basin. Storage cupboard.

OUTSIDE

At the rear the property has a pedestrian access into a small west-facing paved courtyard which is enclosed by walls and fencing and includes a small raised border. Outside tap. The small shed is included in the sale. On-street parking (Resident's Parking Permit required).

9 Albert Terrace, Beverley, HU17 8JU

DESCRIPTION

This is an attractive and most deceptive terraced house in an excellent position close to both town centre amenities and the countryside of Beverley Westwood. The traditional facade conceals accommodation that is larger than the norm in this terrace, having been extended on both floors and including two double bedrooms served by a Jack 'n' Jill shower room/wc. The downstairs space now provides, in addition to a reception room, the ever popular open plan kitchen/living space that is well appointed, including appliances, and has direct access to the rear courtyard. There is also utility space plus the original ground floor (second) bathroom, and the property is well provided with fitted cupboards and wardrobes. Well worth a viewing if you are looking for a central Beverley property.

SITUATION

The property is in a popular terrace that is only about 400 yards or so from the Saturday Market in Beverley's historic town centre which provides an abundance of high street and individual retailers as well as cafes, bars and eateries. The town also has a theatre, sports centre with swimming pool and a wide range of sporting facilities. These include golf and horse racing, which are located on the 600 acres of common pasture known as the Westwood, which is also only about 400 yds from the house.

