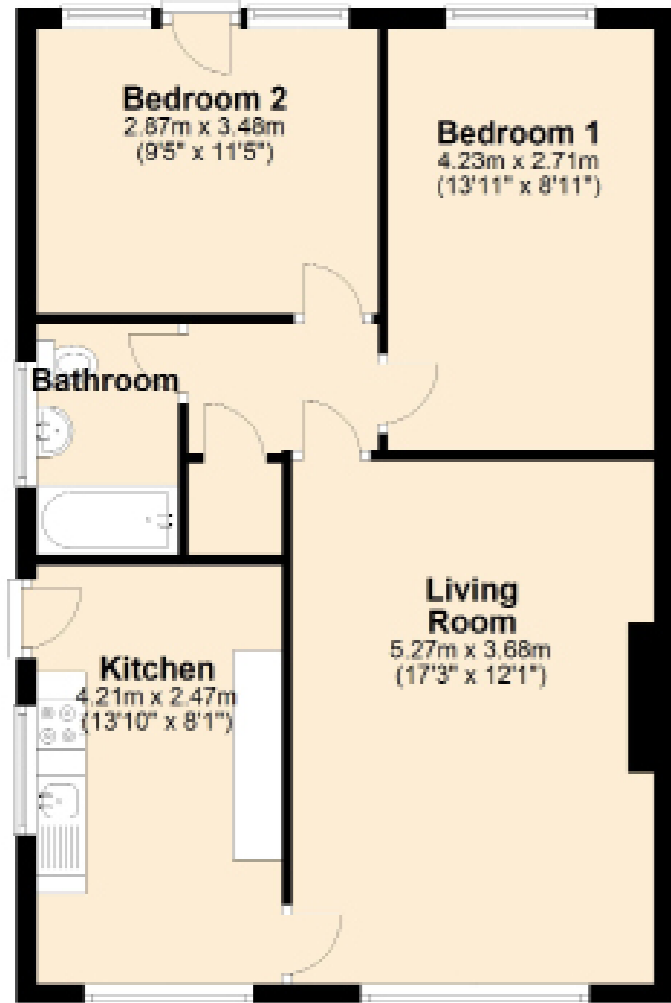


**Ground Floor**

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 60.7 sq. metres (653.7 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		56 D
39-54	E		
21-38	F	25 F	
1-20	G		



£165,000

35 Lowfield Road,  
Beverley



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





## DESCRIPTION

A 2 bedroom semi detached bungalow on this popular residential development. The property requires significant modernisation but represents a great opportunity to invest in a property and truly make it your own. The good sized gardens mean a rear extension may work well (subject to necessary permissions) and there is also a brick built garage. The property is likely to require rewiring, a new central heating system and some roof repairs will be required as well as a full redecoration.

leads to a detached brick built garage and there are further gardens to the rear. An early internal inspection is highly recommended to fully appreciate what an opportunity it represents.

## Accommodation:

Kitchen

Living Room

2 double Bedrooms

Bathroom

Gardens

Garage

It briefly comprises: a Kitchen, Living Room, 2 Double Bedrooms and Bathroom.

There are gardens to the front, a driveway

# 35 Lowfield Road, Beverley, HU17 9RF

## HEATING AND INSULATION

The property does not currently have a working heating system however it does benefit from uPVC double glazing.

## SERVICES

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

## COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

## TENURE

Freehold. Vacant possession upon completion.

## VIEWINGS

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

