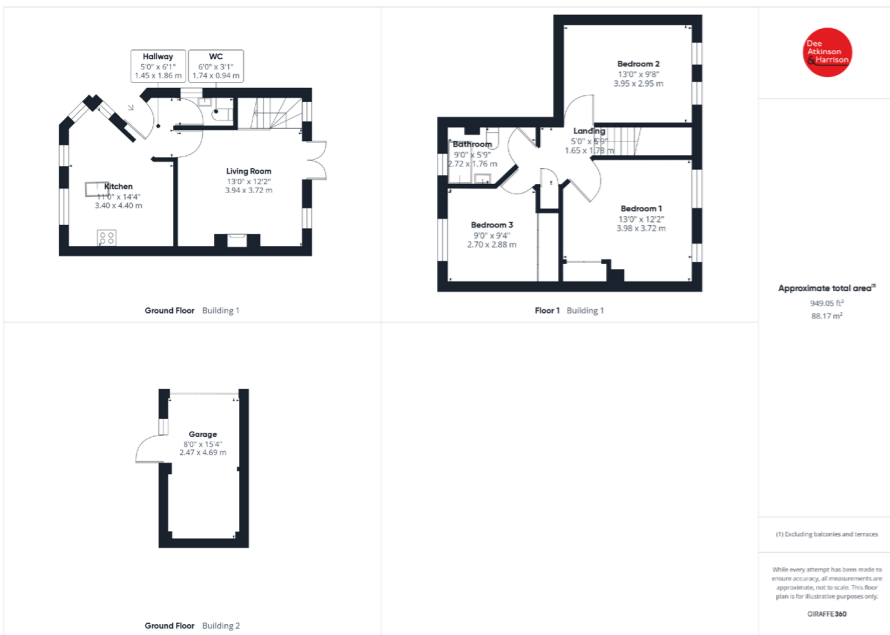




£247,500

1b Sloe Lane,
Beverley



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



DESCRIPTION

A more modern 3 double bedroom house in this sought after location just to the south of Beverley town centre and therefore convenient for all it offers. The property fully adjoins another to one side and one of the bedrooms adjoins another on the other side forming a gateway giving vehicular access to the rear and garage.

The size of the bedrooms is great, as a result of the style and we think this, as well as the fact it has a garage and WC Cloaks, will really set it apart for many buyers. It has a brand new stylishly fitted bathroom with a suite in white. The rest of the accommodation is in good condition but some buyers may wish to update aspects of it. The property benefits from gas central heating and uPVC double glazing.

In full it comprises: Entrance Hall, WC Cloaks, Living Room with French windows to garden and a Dining Kitchen with a range of fitted units, electric hob and oven, fitted microwave and dishwasher. To the first floor the landing gives access to 3 double bedrooms, one with fitted

wardrobes, another with extensive fitted bookcase and a further one with a cupboard. There is also the bathroom with a new bathroom suite including low flush WC, wash hand basin with cupboard under, a panelled bath with shower over and a swing screen, Grohe taps to both basin and bath, marble style tiling.

To the rear of the property there is a west south west facing town garden with wall, railing and fence to perimeters which is largely paved with a raised bed. A courtesy door gives access to a detached single garage with power and light and an up and over door gives access to a turning circle that is shared with 1a Sloe Lane. A 5 bar gate provides vehicular access to Sloe Lane.

The property is likely to appeal to investors and first time buyers but possibly also to those looking to down-size and move into the town centre for whom the extra bedroom space might really appeal. An early internal inspection is highly recommended to fully appreciate all it offers but our 360 degree tour will also give you a fuller overview of the property <https://shorturl.at/wdZXG>.

1b Sloe Lane, Beverley, HU17 8ND

HEATING AND INSULATION

The property has a gas-fired radiator central heating system and 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 'C' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

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

