







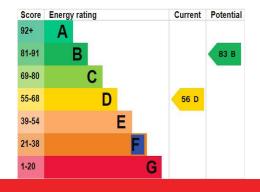




£215,000



77 Lairgate, Beverley









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Dee Atkinson & Harrison



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HEATING AND INSULATION

The property has a gas-fired central heating system and extensive 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.

DESCRIPTION

A period end terraced property in this central Beverley location which is likely to have considerable appeal to first time buyers and potential landlords. ACCOMMODATION With being an end terrace there are two windows in the sides of the Entrance Hall through living room, providing extra light. This and the fact it has both an Lounge/Dining Room entrance hall and first floor bathroom are likely to make it more appealing to Kitchen those considering buying this style of property.

With gas fired central heating and Bedroom 1 extensive uPVC double glazing the accommodation comprises: Entrance Bedroom 2 Hall, through Living/Dining room with feature fireplace and fitted cupboard Bathroom units to one chimney recess, a fitted Kitchen with electric oven and gas hob. Rear Yard To the first floor is a Landing, 2 Double Bedrooms, both with period style **LOCATION** fireplaces, and a Bathroom with free standing cast iron roll top bath. To the The property is situated just a short rear of the property is a walled yard. There is permit parking on Lairgate to with Minster Moorgate just round the the front of the house.

We feel the house would benefit offer but it also provides good access from some updating, particularly to the south to Hull and the A1079 & redecoration but certainly could be A164 providing links to the wider road moved into. Given its advantages in network.

terms of location, being an end terrace and having a first floor bathroom we believe many buyers will like the opportunity to invest in it.

Landing

distance from Beverley town centre corner. It is therefore well placed for access to all the town centre has to



