



£215,000

77 Lairgate,
Beverley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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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. With being an end terrace there are two windows in the sides of the through living room, providing extra light. This and the fact it has both an entrance hall and first floor bathroom are likely to make it more appealing to those considering buying this style of property.

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

We feel the house would benefit from some updating, particularly redecoration but certainly could be moved into. Given its advantages in

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.

ACCOMMODATION

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Landing
- Bedroom 1
- Bedroom 2
- Bathroom
- Rear Yard

LOCATION

The property is situated just a short distance from Beverley town centre with Minster Moorgate just round the corner. It is therefore well placed for access to all the town centre has to offer but it also provides good access to the south to Hull and the A1079 & A164 providing links to the wider road network.

77 Lairgate, Beverley, HU17 8HN

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.

