



£209,950

104 Chester Avenue,
Beverley



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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

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



104 Chester Avenue, Beverley, HU17 8UX

DESCRIPTION

A modern 2 bedroomed semi-detached house occupying an end of cul-de-sac location on the south side of Beverley. The property benefits from a garage, conservatory and a south-facing garden that is quite private in nature. It will have real appeal to first time and investment buyers.

The well-presented accommodation benefits from gas central heating as well as double glazing and briefly comprises: Entrance Hall, Living Room, fitted Kitchen, Conservatory, two Bedrooms and a Bathroom. A driveway leads to an attached Garage with up-and-over door and a courtesy door into the garden. There are open plan lawned gardens to the front of the house and further largely lawned gardens to the rear with a greenhouse.

A lovely property in a great location and an early internal inspection is highly recommended.

LOCATION

The property forms part of a development located just off Lincoln Avenue on the south side of Beverley. It provides good access to Beverley itself and routes to the south. As well as the amenities available within Beverley there are some more locally on Lincoln Way and also at the nearby Morrisons' site.

ACCOMMODATION

Entrance Hall

Living Room

Kitchen

Conservatory

2 Bedrooms

Bathroom

Front and Rear Gardens

Driveway and Garage

HEATING AND INSULATION

The property has gas central heating 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.

