Ground Floor



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

Floorplan of existing building. Plan produced using PlanUp.

First Floor









39 Canterbury Close, Beverley

HEATING AND INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

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

Freehold. Vacant possession upon completion.

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).

Strictly by appointment with the agent's Beverley office.





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39 Canterbury Close, Beverley, HU17 8PS

There are very well maintained gardens to the front of the property with high hedging ensuring a degree of privacy. A driveway leads to an attached double garage. There are further very well maintained gardens to the rear.

ACCOMMODATION

Entrance Hall

Kitchen

Living Room

Garden/Dining Room with large cupboard

2 Bedrooms

Bathroom

Front and Rear Gardens

Driveway and Garage/Carport

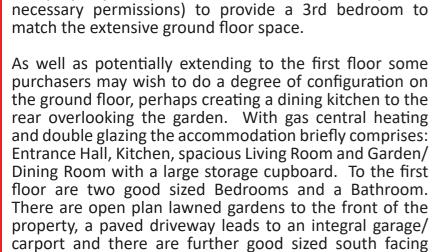
LOCATION

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.









gardens to the rear.

A spacious 2 bedroom semi detached house occupying a cul de sac location on the south side of Beverley. The property has potential to be extended (subject to



