

Ground Floor

Approx. 45.3 sq. metres (488.0 sq. feet)

Dining Room/Garden Room

3.79m x 4.29m
(12'5" x 14'1")

Living Room

4.39m x 4.19m
(14'5" x 13'9")

Entrance Hall

2.37m x 1.81m
(7'9" x 5'11")

Kitchen

2.37m x 2.25m
(7'9" x 7'5")

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

Floorplan of existing building.
Plan produced using PlanUp.

First Floor

Approx. 30.3 sq. metres (325.8 sq. feet)

Bedroom 1

4.48m x 2.73m
(14'8" x 9')

Bedroom 2

4.48m x 2.01m
(14'8" x 6'7")

Bathroom

1.67m x 2.07m
(5'6" x 6'9")

Landing

Score

Energy rating

Current

Potential

92+

A

81-91

B

84 B

69-80

C

70 C

55-68

D

39-54

E

21-38

F

1-20

G

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

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

TENURE
Freehold. Vacant possession upon completion.

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).

VIEWINGS
Strictly by appointment with the agent's Beverley office.

£199,950

39 Canterbury Close,
Beverley

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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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.



39 Canterbury Close, Beverley, HU17 8PS

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 necessary permissions) to provide a 3rd bedroom to match the extensive ground floor space.

As well as potentially extending to the first floor some purchasers may wish to do a degree of configuration on the ground floor, perhaps creating a dining kitchen to the rear overlooking the garden. With gas central heating and double glazing the accommodation briefly comprises: Entrance Hall, Kitchen, spacious Living Room and Garden/Dining Room with a large storage cupboard. To the first floor are two good sized Bedrooms and a Bathroom. There are open plan lawned gardens to the front of the property, a paved driveway leads to an integral garage/carport and there are further good sized south facing gardens to the rear.

