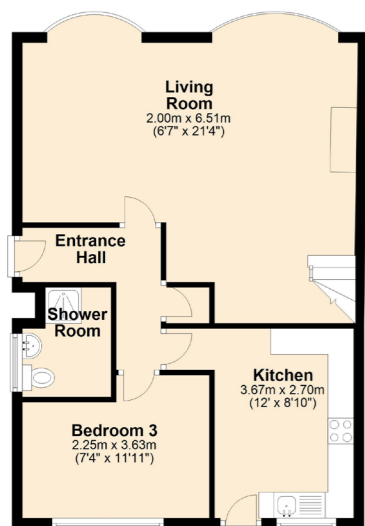




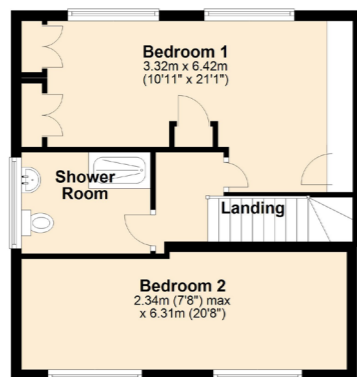
Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)

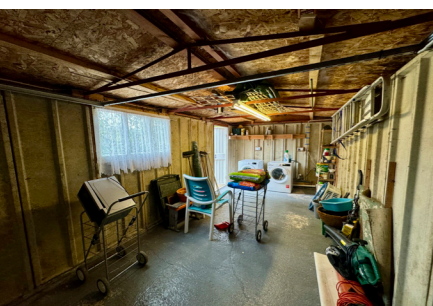


Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

£215,000

62 Chestnut Avenue,
Beverley



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



62 Chestnut Avenue, Beverley, HU17 9QU

DESCRIPTION

A very well maintained and good sized 3 bedroom semi detached house on this well regarded residential development. The property also offers two shower rooms, one of which would comfortably accommodate a bath. Given the large living room it provides great family accommodation!

The property is currently configured with 2 bedrooms upstairs and 1 downstairs but we believe the rear upstairs bedroom would lend itself to being divided allowing for either 4 bedrooms or the ground floor bedroom to be used differently. With gas central heating and double glazing the accommodation comprises: Entrance Hall, large Living Room with feature gas fire, Fitted Kitchen, Ground Floor Bedroom, Shower Room and to the first floor is a Landing, double Bedroom with an extensive range of fitted bedroom furniture, a further good sized Bedroom (with the potential to create two single bedrooms) and Shower Room. There are low maintenance gardens to the front of the house, a driveway leads past the side to a detached garage (with power, light and plumbing for a washing machine) and there are further low maintenance gardens to the rear. The Driffield to Beverley railway line runs past the rear boundary meaning the property is not overlooked to the rear.

A really lovely family home that has been well looked after and provides a very useful

amount of space which is well worth an early internal inspection.

ACCOMMODATION

- Entrance Hall
- Large Living Room
- Kitchen
- Bedroom 3
- Shower Room
- First Floor landing
- Main Bedroom - extensive fitted furniture
- Second Bedroom (potential to be divided)
- Shower Room
- Front & Rear Gardens
- Driveway and Garage

LOCATION

The property is located on a well regarded development on the north-east side of Beverley. There is a local pub and a range of local shops which are supplemented by the extensive range available a short distance away in central Beverley.

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 'B' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

