



OIRO
£450,000

**28-30 Queensgate,
Beverley**

HEATING AND INSULATION

The property has a gas-fired central heating system and is part double glazed.

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 house is shown in the Council Tax Property Bandings List in Valuation Band 'C' and the flat in Valuation Band 'A' (verbal enquiry only).

VIEWINGS

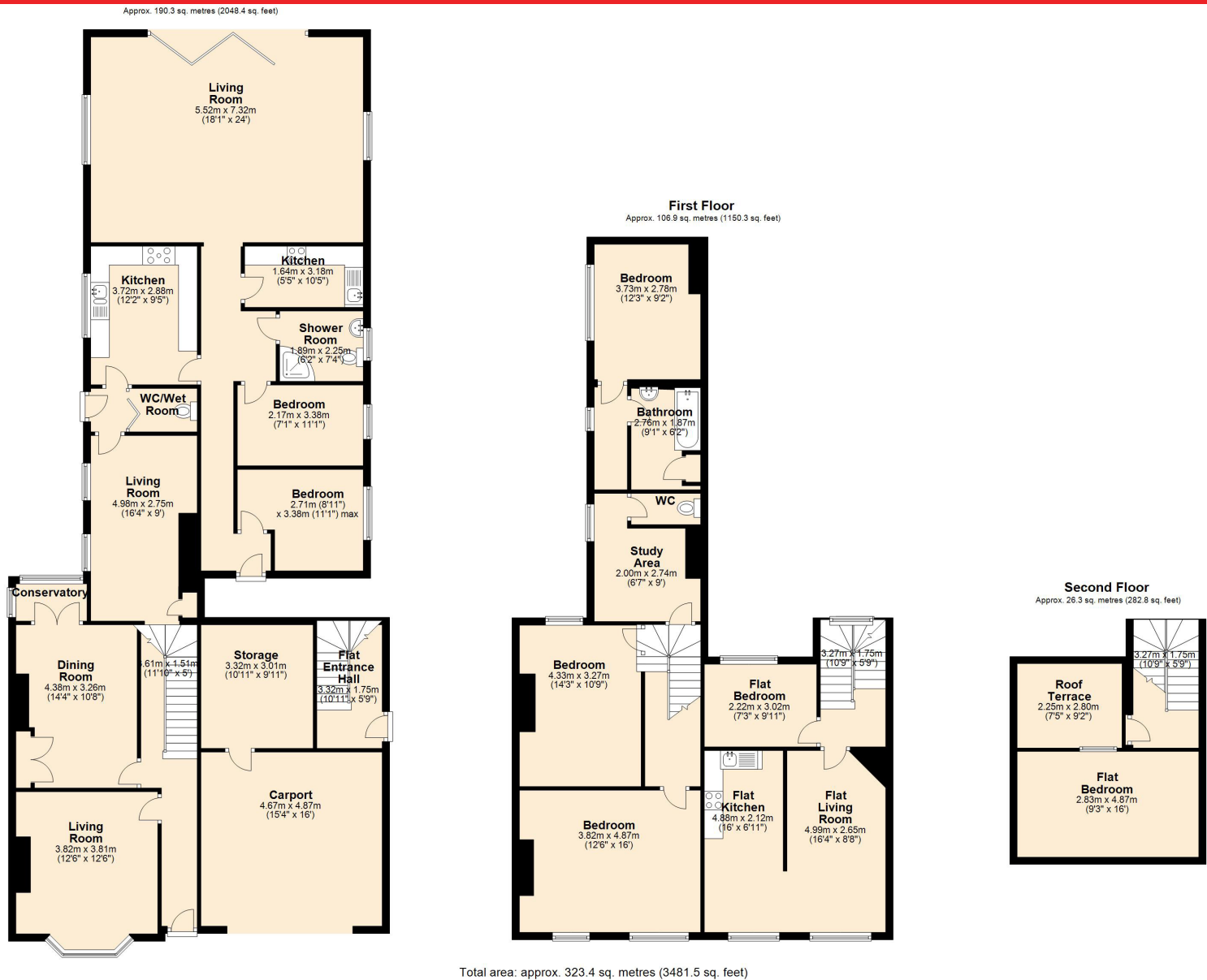
Strictly by appointment with the agent's Beverley office.



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28-30 Queensgate, Beverley, HU17 8NW

An interesting opportunity to acquire a substantial property in this central Beverley location. The property may have significant appeal to an extended family, buyers looking for space to work from home or investors who can recognise an opportunity to unlock the potential it represents.

The property was initially a 3 bedroom forecourted end terraced house occupied by the current owner’s family for some time. The space that allowed them to run a business from home was then used to extend the property to the rear and side, effectively creating an adjoining two bedroom bungalow with a very large reception room. It has its own entrance door if required. The property also has a maisonette attached with living room, dining kitchen, I bedroom and loft room. The maisonette is held on a leasehold from the freehold. A car port and storage space are below the maisonette. The house, ‘bungalow’ and maisonette offer approximately 3090 sq ft of internal accommodation in total in addition to the car port and storage space. There may be potential to extend into the roof void of the ‘bungalow’ should extra space be required (subject to necessary permissions). There are good size gardens to the rear. Both the period house and maisonette will require some upgrading by any purchaser. If a purchaser wished to use the house and ‘bungalow’ the maisonette could be let out. It really is a unique opportunity.

The property is part double glazed and has gas central heating.

Only an internal inspection will allow potential buyers to fully appreciate all that is available.

In full the accommodation comprises:

Period House

Entrance Hall
3 Reception Rooms
Lean-to Conservatory
Kitchen - modern fitted units
Wet Room - With shower, wash-hand basin and WC
First Floor Landing
3 Bedrooms
Study Area
Bathroom

‘Bungalow’ Annex

Entrance Hall
Living Room - very large 7.32m x 5.52m with bifold doors to garden
Kitchen
Shower Room
2 Bedrooms

Maisonette

Entrance Hall
Living Room
Dining Kitchen
Bedroom
Loft Room - some sanitaryware fittings

Outside

Car Port
Storage Shed
Good sized rear garden

Location

Queensgate is located to the south of Beverley town centre and provides excellent access to it as well as all the shops and amenities therein. Beverley Grammar School is located nearby. The location is considered to provide good access to routes south of Beverley leading to Hull and the wider road network.

