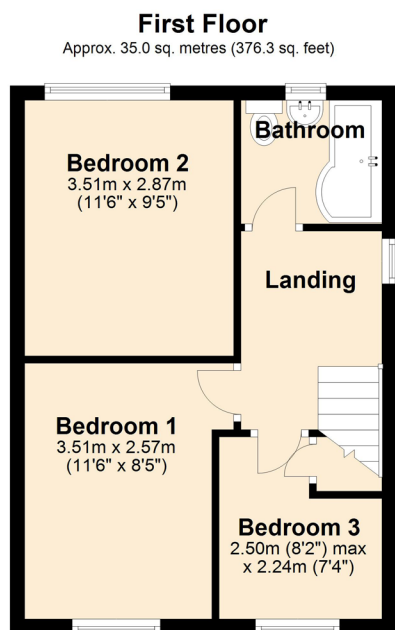


£269,950

16 Deer Park Way,
Beverley



HEATING AND INSULATION

The property has gas fired 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.



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



The property is located on a street off Lincoln Way on the south side of Beverley. There is a play park and recreational field at the end of the street. Local amenities include a range of shops on Lincoln Way, further shops and a supermarket at the nearby Morrisons' site as well as all that Beverley town centre has to offer. The location provides good access to Beverley centre, Hull and the wider road network via the nearby A1079 and A164.

ACCOMMODATION

Entrance Hall

WC Cloaks

Living Room

Dining Room

Study/Family Room - possible use as a fourth or ground floor bedroom.

Kitchen-with integral appliances including fridge freezer, gas hob, electric oven and dishwasher.

Utility Room

First Floor Landing

Two Double Bedrooms

Single Bedroom

Bathroom - with a modern suite.

Front Gardens

Driveway

Rear Garden - with lawn, patio and shed. Fencing and brick wall to perimeters.



16 Deer Park Way, Beverley, HU17 8RN

A very nicely presented 3 bedroom detached modern house on this sought after street off Lincoln Way on the south side of Beverley. The property benefits from a converted garage which provides a useful study, family room, or if required a 4th or ground floor bedroom. With a modern kitchen and bathroom and recently redecorated, this lovely house is ready to move into.

The property is likely to be very appealing to families as the Deer Park Way playground sits at the end of the street with a play area and open recreational fields. Its location on the south side of Beverley will also make it appealing to those looking to commute south of the town. With gas fired central heating and uPVC double glazing the accommodation comprises: Entrance Hall, WC Cloaks, Living Room, Dining Room, fitted Kitchen with appliances including a fridge freezer, dishwasher, electric oven and gas hob, Utility Room and Study/Family Room. To the first floor is a landing, 2 Double Bedrooms, 3rd Bedroom and Bathroom. There are open plan lawned gardens to the front, a driveway provides off street parking and there are further largely lawned gardens to the rear with a paved patio area.

A really lovely detached house in a great location and in great condition. Early viewing is highly recommended.

