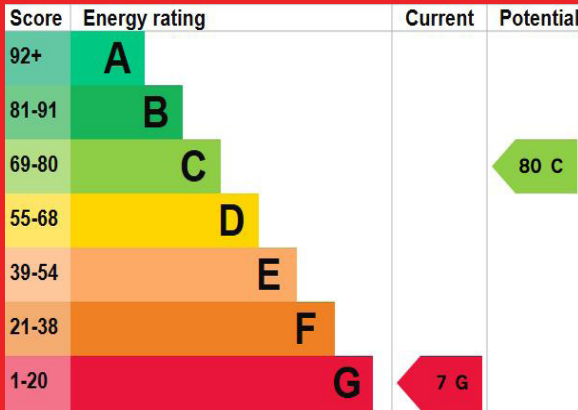
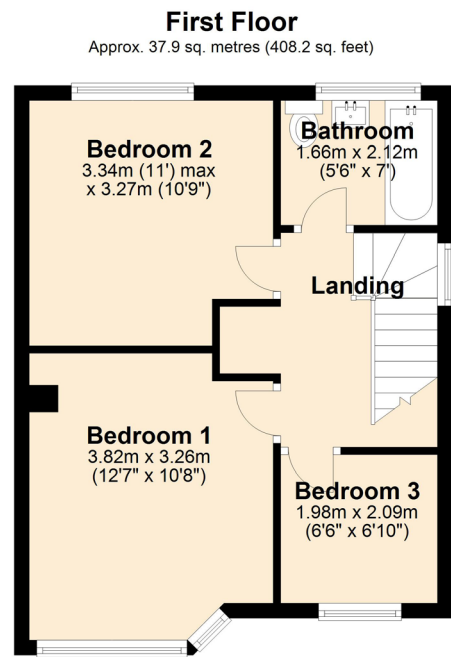


Total area: approx. 75.0 sq. metres (807.1 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.



£150,000

31 Cherry Garth,  
Beverley

**HEATING AND INSULATION**  
The property currently does not have central heating and the windows are single glazed.

**SERVICES**  
Mains electricity, water and drainage 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 'B' (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](http://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.

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## LOCATION

Cherry Garth is a horse shoe shaped street off Cherry Tree Lane. It therefore provides good access to Beverley town centre with its extensive range of amenities and Beverley railway station.

## ACCOMMODATION

Entrance Hall

Living Room - A through room with patio doors opening onto the rear garden.

Kitchen

Landing

2 Double Bedrooms

1 Single Bedroom

Bathroom

Front Garden - small

Rear Garden - large



# 31 Cherry Garth, Beverley, HU17 0EP

A 3 bedroom semi detached property occupying a corner plot on this popular residential street. A feature of particular note is the large rear garden. The property requires significant updating but represents a great opportunity to update and make your own. This traditional semi detached house enjoys good access to Beverley town centre and the railway station.

The accommodation comprises: Entrance Hall, through Living Room, Kitchen, 2 Double Bedrooms, 3rd Bedroom and Bathroom. There is small garden area to the front and a large garden to the rear. There may be an opportunity to extend the house, subject to necessary permissions. The property is likely to require extensive updating to include rewiring, a new central heating system, windows, new kitchen, new bathroom and redecorating throughout. There is currently no gas to the property but there is to the street.

