



£499,950

## Orchard House, Recreation Club Lane 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 'F' (verbal enquiry only).

### VIEWINGS

Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

# Dee Atkinson & Harrison





## Orchard House, Recreation Club Lane, Beverley, HU17 9HW

A non estate detached property in this relatively central Beverley location. The well presented and proportioned accommodation offers a degree of flexibility with how the space is used. There is a ground floor double bedroom but also a spacious living area on the first floor with a balcony giving views over the neighbouring recreation club - perfect for sports fans but also enjoying afternoon sunshine. The property occupies a generous plot of just over a quarter of an acre with an orchard area that could easily be turned into a more formal garden. There is a good sized driveway that provides plenty of off street parking leading to a single garage. The internal accommodation benefits from gas central heating and uPVC double glazing. The accommodation comprises: a spacious Hallway with an attractive oak staircase to the first floor, Living Room windows to two aspects including a bay window, Dining Room, Conservatory, stylish modern fitted Kitchen with a range of appliances, Utility Room, Double Bedroom with wardrobes and a modern attractively fitted Bathroom with corner bath and walk-in shower. To the first floor is a large Living Area with access to a balcony overlooking the sports club, 2 Double Bedrooms, both with wardrobes, a small Bedroom/Study and a Shower Room. Given the space to the first floor, a purchaser may be interested in reconfiguring it in a way that best suits their needs although the Living Area will have real appeal to many. The property is approached via double wrought iron gates over a gravelled drive that passes under a monkey puzzle tree. There is a generous area of gravelled car hard standing area that leads to an attached garage with spacious workshop including inspection pit beyond. There are various areas of the garden including one with a patio area adjacent to the conservatory and a more open orchard area with a vegetable plot and greenhouse. The garden has hedging to much of the perimeters although there is some fencing and a brick wall and is not particularly overlooked with little in the way of adjoining neighbours and many of the neighbouring properties, whether adjoining or not, are bungalows in any event. There may be an opportunity for a potential purchaser to investigate the possibility of obtaining consent for residential development on the rear garden plot but this would be subject to all necessary consents and permissions.

A really lovely property, as it is now or with the potential utilised. We think it will appeal to a range of buyers but the space, both outside and inside, coupled with the privacy and the proximity to Beverley town centre will have significant appeal.



### LOCATION

The property is located on the north side of Beverley town centre, just off Norwood. Beverley Town Cricket & Recreation Club lies at the very end of the lane and is to the north-western edge of the property and offers tennis and squash courts, bowling greens, cricket and football pitches. Beverley is a very well resourced town and offers an extensive range of shops and amenities. The town centre is just a relatively short walk along Norwood.

Our 360 degree tour will provide a great overview of the property.

### ACCOMMODATION

Entrance Door to...

Utility Room - range of attractively fitted units.

Reception Hall - a spacious area with an attractive oak style staircase and wooden floor.

Living Room - an attractive room with windows to two aspects including a bay window, fireplace and fitted living room units.

Dining Room

Kitchen - an attractive and good sized kitchen with a range of base and wall mounted modern units together with fitted appliances including a dishwasher, oven and grill, and hob with filter canopy over. There is space for an American fridge freezer. and a small table. Windows to two aspects.

Bedroom - a double bedroom with fitted wardrobes.

Bathroom - an attractively fitted bathroom with corner bath, walk in shower, wash hand basin and low flush WC.

### First Floor

Living Area - a spacious area with a French window opening onto a balcony that overlooks the sports fields and a window to the same aspect that adds to the light.

Bedroom - a double bedroom with wardrobes.

Bedroom - a double bedroom with wardrobes.

Bedroom/Study - A small single bedroom currently used as a study.

Shower Room - a three piece suite including a shower enclosure.

