



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

HEATING & INSULATION
The property has gas-fired radiator central heating and double glazed windows in many rooms.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is held under freehold title. 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'.

VIEWING
Strictly by appointment with the sole agent's Beverley office.



£175,000

18 Long Lane,
Beverley



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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ACCOMMODATION

Living Room

Dining Room
With period cast iron range.

Breakfast Room
Possibly a useful study space.

Kitchen

WC Cloaks

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom
With shower over the bath.



18 Long Lane, Beverley, HU17 0NH

DESCRIPTION

A two bedroom period mid terraced house in this central Beverley location very close to the Minster and enjoying views to the front over Hall Garth, a historic monument.

The property retains some period features including a fabulous cast iron range in the rear reception room but is ready for some cosmetic upgrading. There are some indications of damp in areas of the ground floor that may need management or treatment. The property is gas centrally heated and has double glazed sash style windows in many rooms.

The property briefly comprises: Living and Dining Rooms, a Breakfast Area that may provide a study space leading to a fitted Kitchen and then a WC Cloaks. To the first floor are 2 Double Bedrooms, both with period style fireplaces, and a Bathroom leading off the rear bedroom. There is a rear yard.

Hallgarth is the site of the moated medieval residence of the Bishop of York and a scheduled ancient monument. It is used as pasture for cattle during the appropriate season and is fenced off with a low level fence. It is a very tranquil outlook amongst the hustle and bustle of Beverley and we are sure it will be of particular appeal to any purchaser.

