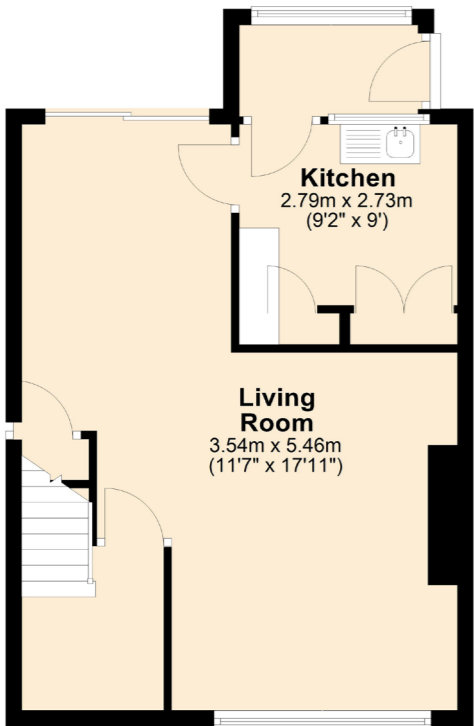


Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



OIRO  
£245,000

12 Manor Close,  
Beverley

HEATING AND INSULATION

The property has a warm air central heating system 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

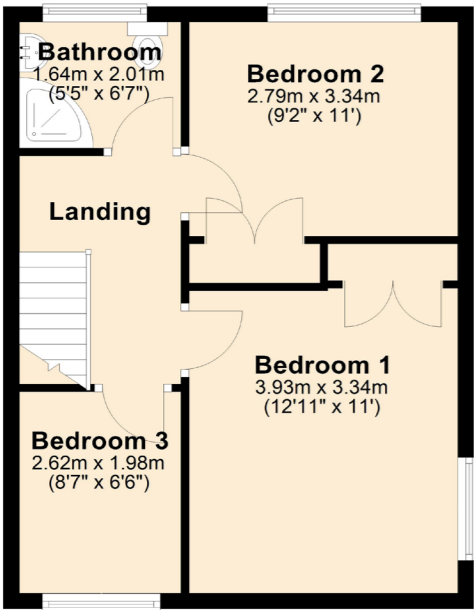
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

VIEWINGS

Strictly by appointment with the agent's Beverley office.

First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



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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



# 12 Manor Close, Beverley, HU17 7BP

## LOCATION

The property is situated off Manor Road so is ideally located for access to Beverley town centre. It has always been a sought after cul de sac location and appealing to younger families as well as older occupiers. Its central location means all the shops and amenities Beverley offers are easily available.

## ACCOMMODATION

Entrance Hall

Living Room with concertina door leading to..

Dining Room

Kitchen

Rear Entrance Porch

First Floor Landing

Bedroom 1 - built in wardrobe.

Bedroom 2 - built in wardrobe.

Bedroom 3

Shower Room

Front Garden - arranged for ease of maintenance.

Driveway

Garage

Rear Garden - paved patio, lawn and summerhouse.



A three bedroom semi detached house in this highly regarded cul de sac location ideally situated for access to Beverley town centre. Always a really sought after location so a great opportunity to buy here.

The property benefits from uPVC double glazing and a warm air central heating system. The accommodation briefly comprises: an Entrance Hall, Living Room which is currently separated from the Dining Room by a concertina door, Kitchen and rear entrance porch. To the first floor are 2 Double Bedrooms, both with built in wardrobes, a Single Bedroom and Shower Room. There are low maintenance gardens to the front of the property and a single driveway leads to a detached garage. To the rear of the property there is a good sized largely lawned garden with beds and borders, a timber summer house and timber fencing to perimeters.

The property may offer the potential for extension to the rear, given the size of the gardens. We expect most buyers are likely to want to change the heating system and the house is likely to require a new kitchen. Other work may be required but the house has been well looked after so appears to be in a good state of repair.

