



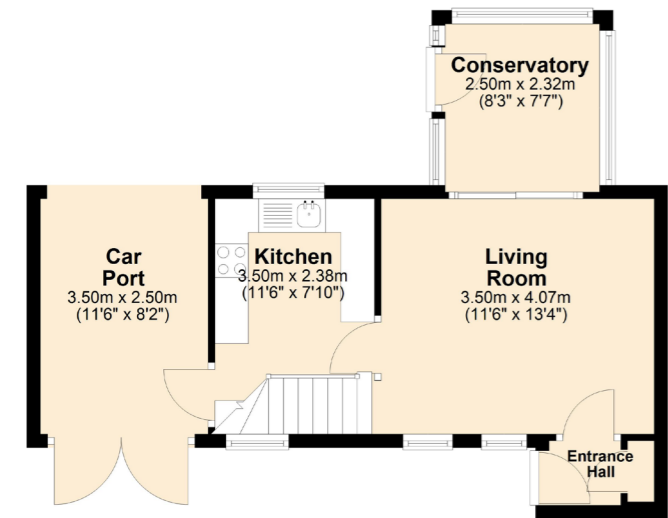
£239,950

20 St Martins Court,  
Lairgate,  
Beverley



### Ground Floor

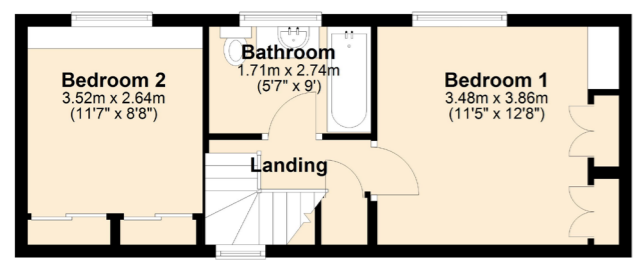
Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

### First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

### 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](http://www.dee-atkinson-harrison.co.uk)

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Dee Atkinson & Harrison



## 20 St Martins Court, Lairgate, Beverley, HU17 8JB

A two bedroom semi detached modern house forming part of this very sought after development off Minster Moorgate, so prime central Beverley. Always popular with those wanting the convenience of modern accommodation in a quiet central location, the wide garden of this property and potential to extend (subject to permissions) will have real appeal. No forward chain.

Though the property is classed as semi detached only one bedroom wall of the internal space adjoins the neighbouring property, the other wall is that of the carport. The carport may be appealing for some purchasers to extend into as it is only suitable for smaller cars. However, the width of the garden, matching the whole frontage of the property, means there is real potential there as well, possibly replacing the existing timber conservatory. Any extension would be subject to necessary permissions. The property benefits from gas fired central heating and extensive uPVC double glazing. The accommodation briefly comprises: Entrance Vestibule, Living Room with sliding patio doors to Conservatory and fitted Kitchen. To the first floor are Two Double Bedrooms, both with fitted wardrobes, and a Bathroom. To the outside is the carport which can be accessed from the street via twin high, metal double gates and it can also be accessed by a door from the kitchen. To the rear is a good sized garden for the style and location of the property. It is largely paved but has well stocked beds and borders with timber fencing to perimeters.

A really lovely property in a great location and with the potential for extension (subject to permissions) so an early internal inspection is highly recommended.



### LOCATION

St Martins Court lies just outside Beverley's immediate town centre on the southern side, so offers great access to the wide range of shops, restaurants and amenities available within it. The property can be accessed via car from Lairgate and on foot from both Lairgate and Minster Moorgate (via St Matthews Court) which may be many new occupants' preferred route into the town centre. Despite its town centre location St Martins Court is a no through road and very quiet, except possibly for when the Minster bells ring out.

### ACCOMMODATION

Entrance Vestibule

**Living Room** - with stairs to first floor, two windows to the front aspect and sliding patio doors on the opposite one leading to...

**Conservatory** - timber framed and double glazed with a door to the garden.

**Kitchen** - fitted with a range of base and wall mounted units, two ring gas hob, windows to front and rear and door to carport.

### First Floor Landing

**Bedroom 1** - a double bedroom with window to the rear and fitted wardrobes.

**Bedroom 2** - a double bedroom including fitted wardrobes with sliding mirrored doors and a window to rear.

**Bathroom** - a three piece suite comprising panelled bath with a shower attachment, low flush WC and wash hand basin with cupboards underneath.

**Outside** - there is a small garden to the front of the property that is principally a flower bed. Double metal high level gates leads to a carport which leads in turn to the rear garden. The carport is realistically only suitable for a smaller car. To the rear of the property there are gardens that stretch across the full width of the frontage of the property so are a good size for the location and style of property. They are largely paved for ease of maintenance but with well stocked beds and borders and have timber fencing to perimeters.

