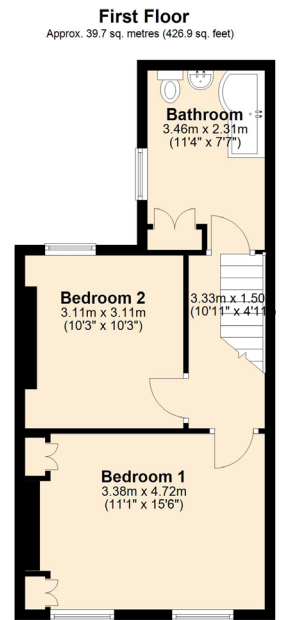


Total area: approx. 87.6 sq. metres (943.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

HEATING & INSULATION
The property has a gas-fired radiator central heating system and double glazing.

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 'D'.

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



£280,000

36 Woodlands,
Beverley



12 Market Place, Beverley | 01482 866844 | 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



36 Woodlands, Beverley, HU17 8BX

A delightful two bedroom bay fronted period mid terraced house on this highly sought after central Beverley street. Woodlands is steps away from all that Beverley has to offer but the mature trees in front of the terrace the house forms part of gives it a distinct feel. These properties are always sought after and early viewing is essential.

This property is being sold with no forward chain. Most buyers are likely to want to redecorate and upgrade the kitchen and bathroom but beyond its great location it has lovely room proportions as well as a first floor bathroom, ground floor WC and utility space. The property retains a number of period features including sash windows, ceiling mouldings, stripped doors and floorboards. It briefly comprises: Entrance Hall, Living Room with a bay window to the front and archway through to the Dining Room, Kitchen, Utility Room, WC Cloaks and to the first floor is a Double Bedroom with two windows to the front, a further Double Bedroom and a good sized Bathroom. There is a small garden to the front and walled garden to the rear that is largely block paved with flower beds.

It really is a delightful property and an ideal opportunity for a purchaser to buy in a great location and put their stamp on it. Early viewing is essential.



LOCATION

Woodlands sits to the west of Beverley town centre at the end of Wood Lane which connects it to North Bar Within. Beverley town centre provides an extensive range of shops, pubs, restaurants and local amenities. The renowned Beverley Westwood lies just a little further to the west offering great dog walking and recreational space.

ACCOMMODATION

Entrance Hall

Living Room - with bay window to front, feature fireplace, stripped floor boards and archway to..

Dining Room - with stripped floorboards and cupboards and shelving fitted to the chimney recesses.

Kitchen - a good sized galley kitchen with a range of base and wall mounted units, halogen hob and electric oven.

Utility Room - gas boiler and plumbing for automatic washing machine.

WC Cloaks - low flush WC and wash hand basin.

First Floor Landing

Bedroom 1 - a good sized double bedroom with two sash windows to front and fitted wardrobes.

Bedroom 2 - a double bedroom.

Bathroom - a modern three piece suite comprising P-shaped bath with shower over, low flush WC and wash hand basin.

