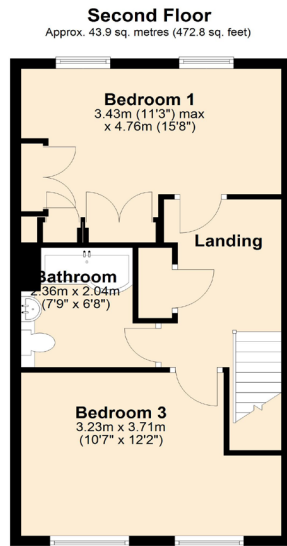
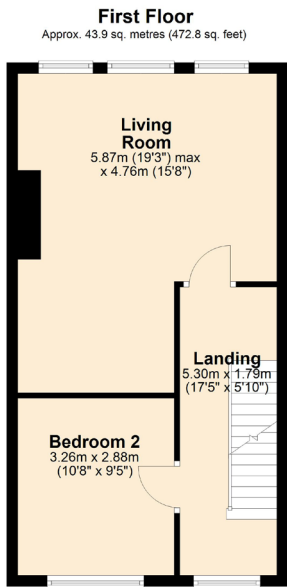


Total area: approx. 131.7 sq. metres (1417.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### HEATING AND INSULATION

The property has gas-fired radiator central heating and 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 'D' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



£305,000

74a Lairgate,  
Beverley



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





# 74a Lairgate, Beverley, HU17 8EU

A generously proportioned modern town house in this very central Beverley location. The property provides over 1,400 sq. ft. of modern accommodation which combined with its location will have wide appeal.

The property provides accommodation laid out over 3 floors and could be used in a number of ways which will lend appeal to a variety of potential purchasers. It could provide significant living space with just three bedrooms, or four bedrooms if the living space is limited to the ground floor. A further option would involve the bedroom on the second floor being split (subject to any necessary permissions) to create two, each with its own window. The house is in good condition but there is potential for improvement. It is supplemented by a very private rear garden which benefits from a passageway providing access to the front. With gas central heating and double glazing the accommodation comprises: Entrance Hall, Dining Room with double doors to the Kitchen, ground floor Shower Room, spacious first floor Living Room, first floor double Bedroom, and to the 2nd floor are 2 Double Bedrooms (1 with fitted wardrobes) and a Bathroom. There are west facing gardens to the rear of the property with high brick walls to some perimeters.

We believe this property represents great value for money in such a central location, with the amount of accommodation it offers, and an early internal inspection is essential.



## LOCATION

Lairgate is one of the ancient central streets of Beverley and owning a property here puts you right at the centre of all that Beverley has to offer with the main shopping streets of Toll Gavel and the Market Place being only steps away. As well as shopping, Beverley offers a wide range of restaurants, bars and other local amenities including a leisure centre, cinema and the very famous Westwood with walks and its golf course.

## ACCOMMODATION

Entrance Hall - stairs to first floor.

Dining Room - window to front and double doors to...

Kitchen - with a range of base and wall mounted units incorporating an electric double oven, gas hob, dishwasher, Belfast sink and natural wood work surface. Door and window to rear.

Shower Room - wet room style with shower enclosure, wash hand basin and low flush wc.

First Floor Landing

Living Room - a very spacious room with three windows to the rear, westerly aspect and feature fireplace.

Double Bedroom - window to front.

2nd Floor Landing - airing cupboard

Double Bedroom - with fitted wardrobes and window to rear.

Double Bedroom - with 2 windows to the front and the potential to be split into two (subject to any necessary permissions).

Bathroom - a three piece modern suite comprising P-shaped bath with shower over, low flush wc with concealed cistern and wash hand basin inset to vanity area with cupboards underneath.

## OUTSIDE

There is a west facing garden to the rear of the property with the walls of neighbouring properties which are rich with character providing a considerable degree of privacy.

## PARKING

Permit parking is available on nearby Lairgate and Landress Lane.

