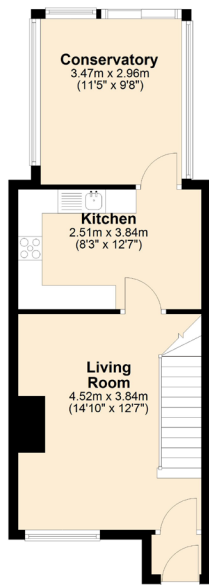
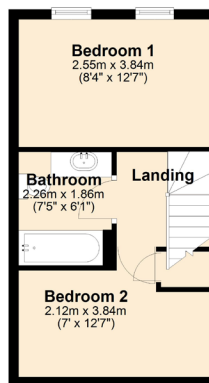


**Ground Floor**  
Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 66.2 sq. metres (713.1 sq. feet)

**First Floor**  
Approx. 27.4 sq. metres (294.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



#### HEATING & 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

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 on (01482) 866844.



£180,000

68 Minster Avenue,  
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





# 68 Minster Avenue, Beverley, HU17 0ND

A charming and homely 2 bedroomed property lying within a short walk of Beverley Minster and the town centre.

This 2 bedroomed terraced home lies within a lovely and highly sought after area, with beautiful open green areas to the front and a shared, communal parking area to the back. The location offers a perfect blend of tranquility, peacefulness and convenience. It is just a short 5 minute walk to the Minster and just a few minutes more to the town centre. Whether you are looking to own your first home, downsize or make a smart investment, this is a must see property for you. Typically, once people have bought in this area they tend to stay for a long time, appreciating the central location, no traffic, ease of parking and the quiet, friendly neighbourhood feeling. In an added bonus, this freehold property is also sold with no forward chain.

Inside you will find a property that already holds lots of charm. The successful purchaser has every opportunity to put their own stamp on it from the get go but equally someone can move in and make the house their own over time. The living areas in this home will suit most buyers, with an attractive living room featuring a finished timber floor and gas stove, a functional good sized kitchen in the centre and a conservatory on the back that could be used as a dining room or extra living space. The conservatory then leads on to a low-maintenance courtyard that's just perfect for your morning coffee and croissant. Travelling upstairs you will find 2 double bedrooms and the bathroom (with bath and shower). As you will be able to see from the pictures some buyers may want to update the kitchen and bathroom or re-decorate the house but much of the work appears to be cosmetic in nature and, given the age of the property, is likely to be straightforward. Additionally, if the purchaser wanted a larger garden, the conservatory could be removed at a later date. This house is an exciting opportunity for any purchaser!



In brief, this home comprises an Entrance vestibule with beautiful tiles, a living room, kitchen, conservatory, small but perfectly formed low maintenance courtyard garden, 2 double bedrooms upstairs and a bathroom. There is also communal parking to the rear of the property with a pathway cut-through to easily access the front of the property.

Early viewing is essential to appreciate all that this property offers from its delightful location to its internal accommodation. Interest is likely to be wide given its location, from first time buyers through to investors and downsizers.

## LOCATION

The property is situated on the southern side of Beverley town centre, just beyond its historic Minster area. The development is known for its lovely spacious green areas, surprising for a development so close to the town centre. Given its central location all that Beverley offers is not far away - from shops, restaurants and other high street amenities to the nearby leisure centre and cinema at the Flemingate centre.

## ACCOMMODATION

Entrance Vestibule

Living Room - window to front, cast iron stove style gas fire and timber style flooring.

Dining Kitchen - a fitted kitchen with base and wall mounted units, sink with drainer and Range style cooker.

Conservatory - double glazed to three sides and sliding patio door to the garden.

First floor Landing

Bedroom 1 - a double bedroom with windows to the rear.

Bedroom 2 - a smaller double bedroom with windows to the front and a built in cupboard.

Bathroom - a three piece suite with panelled bath with shower over, low flush WC and wash hand basin.

## OUTSIDE

To the front of the property there are open plan largely lawned gardens with a pampas style grass. To the rear there is a smaller paved garden, due to the size of the conservatory, with wall and fence to perimeters.

Beyond the garden there is a communal parking area, but parking is also possible on the street in front of the house.

