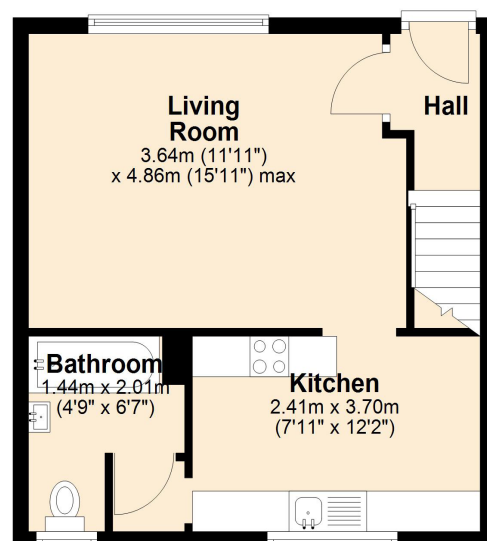


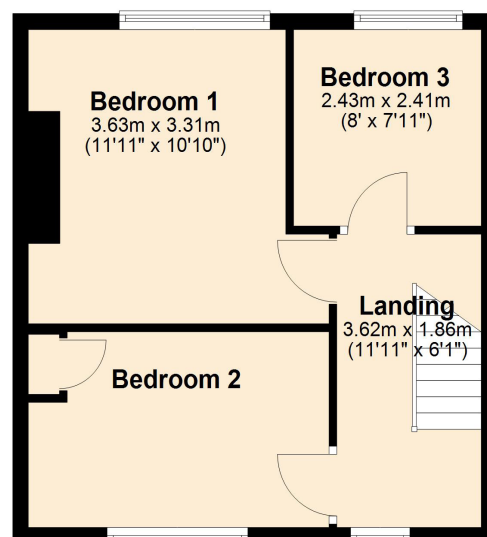
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

HEATING & INSULATION

The property has gas fired radiator 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 'A'.

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

AGENT'S NOTE

Our client has informed us that when she bought the property in 2023, she was informed that there had been Japanese Knotweed in the rear garden. We have been informed that it has been treated and removed, and a guarantee has been provided. She is arranging for it to be inspected and retreated and for a copy of the documentation relating to the original works to be made available to us.



£175,000

7 Fisher Square,
Beverley



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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LOCATION

The property occupies a very central and appealing location within Beverley, just off Champney Road. It is part of the development of local authority properties, many of which are now privately owned. As well as the central location its appeal lies in the fact that it overlooks the central open grassed area of the street so it has a very tranquil outlook. Beverley town centre offers an extensive range of shops, restaurants and other amenities in addition to the famous Westwood.



ACCOMMODATION

Ground Floor

Entrance Hall
Living Room
Kitchen
Bathroom
Rear Entrance Hall

First Floor

First Floor Landing leading to:

Three Bedrooms



Outside

There are gardens to the front of the property that could be turned into off-street parking with the necessary permissions. There are good-sized, largely lawned gardens to the rear with a fence and hedging to the perimeters. Parking is available.

7 Fisher Square, Beverley, HU17 8HG

A three bedroom mid-terraced house in good condition in this central Beverley location, overlooking a lovely open grass square. The property will be of interest to investors and owner-occupiers alike. Though it works well as a three-bedroom with a ground-floor bathroom, some purchasers may wish to move the bathroom upstairs and possibly reduce the number of bedrooms. There may also be scope for extension to the rear (subject to necessary permissions).

With gas fired central heating and uPVC double glazing, the accommodation comprises: Entrance Hall, Living Room, modern fitted Kitchen, Bathroom, rear Entrance Hall, First Floor Landing, 2 Double Bedrooms and a reasonably sized Single Bedroom. There are gardens to the front of the property with a mature privet hedge to the perimeters. Some neighbouring properties have got permission for dropped kerbs to use the garden as off-street parking, though there is a communal parking bay opposite the house. There are good-sized, largely lawned rear gardens that may be a real attraction for potential buyers, either for use as a garden or for the potential to extend (subject to necessary permissions).

