



HEATING AND INSULATION
The property has gas-fired radiator central heating and part 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.



£295,000

**2 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



2 Woodlands, Beverley, HU17 8BX

A really lovely period end terrace house on one of the most sought after Beverley streets set between its famous Westwood and the charming town centre. The two bedroom home has been much improved by the current owner and offers stylish and thoughtfully presented accommodation over two floors with a useful loft room. An absolutely delightful house in a wonderful location and with no forward chain. Early viewing is essential.

This lovely home retains a number of period features throughout including fireplaces, sash windows to the front, doors and the delightful arched window over the stairs with coloured lights. It has been a much loved home for the current owner for some time who has loved the house and its location which provides great access to much of what makes Beverley special. Woodlands is a well known and highly regarded Beverley street that is rich with character and part of its conservation area. The house has a small garden to the front which has metal railings atop the low perimeter wall. The internal accommodation briefly comprises: an Entrance Hall with stylish tiled floor, a front Reception Room with a fabulous fireplace that is currently used as a dining room, a Living Room with an Inglenook style fireplace housing a cast iron wood burning stove and a fitted Kitchen with a Belfast sink. To the first floor there is a spacious double Bedroom with period fireplace and stripped floorboards, a further Bedroom also with a period fireplace and an attractively fitted Bathroom with a modern white suite. The loft space is currently used as a study and has a velux style window to the rear and is accessed from the second bedroom via a retractable ladder. There is a smaller walled garden to the rear that is paved, quite private in nature and accessible from the street via a shared passageway. There is gas fired central heating and part double glazing. Early viewing is essential to fully appreciate all that this delightful property and location offers but we have a 360 tour available that will provide a useful overview in the first instance.



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 - with a black and white tiled floor.

Dining Room - with a lovely grand period fireplace with open grate, stripped wooden floorboards and sash window to the front.

Living Room - an inglenook style fireplace that presumably once held a range but is now home to a cast iron wood burning stove. Stairs to the first floor and uPVC double glazed window to the rear.

Kitchen - an attractively fitted kitchen with a range of base and wall mounted units with a Belfast sink, electric oven and gas hob, solid wood worktop, quarry tiled floor, door and window to the side.

First Floor Landing - a delightful feature arched window to the side with some coloured lights.

Bedroom 1 - a spacious double bedroom with period fireplace, stripped floor boards and sash window to the front.

Bedroom 2 - a larger single bedroom with a period fireplace and uPVC double glazed window to the rear.

Bathroom - a three piece modern suite in white comprising a 'P'-shaped bath with shower screen and shower over, low flush WC with concealed cistern and wash hand basin with cupboards underneath. Fully tiled walls and floor, cupboard housing gas-fired boiler and sash window to the side.

OUTSIDE

There is a small garden to the front with planting and a low wall with railings on top to the perimeter. To the rear of the property there is a smaller walled garden that is largely paved with a brick store to the rear of the house and access to the front via a shared passageway.

