



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



£215,000

25 St. Mary's Terrace,  
Beverley

#### HEATING AND INSULATION

The property has a gas-fired central heating system and extensive 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.



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## 25 St. Mary's Terrace, Beverley, HU17 8EH

A two bedroom period mid terraced house in this highly sought after area of central Beverley lying between Westwood Road and Woodlands/Wood Lane. The house has been significantly upgraded in recent years with lots of high quality fitted shelving, wardrobes and cupboards to the living room and bedrooms. The property is in a great location and given that, its excellent condition and there being no forward chain, significant interest is expected.

This lovely property has been extensively modernised and will make an excellent property for first time buyers, downsizers or investors looking to let long term or do holiday lets. The accommodation benefits from gas-fired central heating, extensive double glazing and briefly comprises: a Living Room with feature period style fireplace and extensive fitted shelves and cupboards, a Shaker-style fitted Kitchen with electric hob and oven, Shower Room with modern suite in white with spacious walk-in shower, 2 Bedrooms both with extensive fitted bedroom furniture and one with a period fireplace. There is a yard to the rear of the property.

This lovely home is located in an excellent position and with the quality of its condition it is well worth an early view. Short of that we do have a 360 degree tour available which will give a good overview of the property. There is no forward chain.



### LOCATION

St Mary's Terrace sits to the west of Beverley town centre and runs between the junction of Wood Lane/ Woodlands and that of Newbegin/Westwood Road. It is a highly sought after area. Beverley town centre is just a stroll away and provides an extensive range of shops, pubs, restaurants and local amenities. The renowned Beverley Westwood lies just to the west and is also only a few minutes' walk away. It offers great dog walking and recreational space.

### ACCOMMODATION

#### Living Room

A spacious room with an extensive range of well fitted cupboards and shelving units. There is a feature period style fireplace and a window to the front. Stairs to the first floor.

#### Inner Hallway

#### Kitchen

An attractively fitted modern kitchen with a range of base and wall mounted Shaker-style units including an electric oven and hob. Plumbing for automatic washing machine, sink and drainer. Door and window to the rear.

#### Shower Room

A good-sized room that is attractively fitted with a modern three piece suite in white comprising a spacious walk in shower unit, low flush WC and pedestal wash hand basin. Tiled walls and floor.

### First Floor Landing

#### Bedroom 1

An attractive room with fitted wardrobes and a period-style fireplace. Window to the front.

#### Bedroom 2

Also with a range of fitted furniture to include drawers, a dressing table and shelving. Built-in cupboard housing the gas boiler. Window to rear.

### OUTSIDE

There is a yard to the rear of the house with fencing to the perimeter. A gate gives access to a ginnel at the rear.

