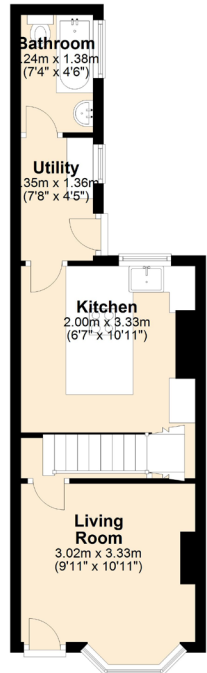
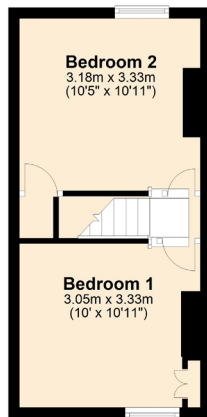


Ground Floor
Approx. 30.6 sq. metres (329.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

First Floor
Approx. 24.0 sq. metres (258.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



£149,950

50 Beaver Road,
Beverley

HEATING AND INSULATION
The property has gas-fired 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 'A' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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

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Dee Atkinson & Harrison



Beaver Road lies on the east side of Beverley and runs between Grovehill Road and Holme church Lane with a range of local shops. There is a further range of shops in the nearby Flemingate Centre as well as good leisure opportunities, in addition to all those available within the town centre nearby. Beverley is served by a bus and railway station.

ACCOMMODATION

Living Room - with a bay window to the front and wood burning stove.

Kitchen - a really stylish kitchen with a range of base and wall mounted Shaker-style units with an attractive hardwood worktop and Belfast sink. There is a large breakfast bar with an inset electric hob and fitted electric oven. The kitchen also has a window to the rear and an understairs cupboard.

Utility Room - with a hardwood worktop and space for washing machine, window and door to the side.

Bathroom - a stylish modern bathroom with a suite in white comprising panelled bath with shower over and a swing shower screen, low flush WC and wash hand basin. Attractive tiling to the walls and window to the side.

First Floor Landing

Bedroom 1 - a double bedroom with a period style fireplace, fitted cupboard and window to the front.

Bedroom 2 - a double bedroom with built-in cupboard and a window to the rear.

Loft Space - boarded out and carpeted.

OUTSIDE

There is a forecourt to the front of the property. To the rear there is a large westerly facing garden that has been separated into two, the first part being paved. The size of the garden means it provides excellent potential. There is a right of way across the garden for neighbouring properties that is not unusual for properties of this type.



50 Beaver Road, Beverley, HU17 0QW

A delightful two bedroom period mid terraced house that has undergone an extensive programme of refurbishment to include: rewiring, a new central heating system, replastering, full redecoration and a fabulous new kitchen and bathroom. A really lovely property perfect for a first time buyer or investor.

No forward chain and early viewing is essential. This lovely period property is bay-fronted, forecourted, and has a sizable rear garden. Given the extensive programme of improvement and the lovely kitchen and bathroom that has been fitted, we are sure it will attract significant interest in this popular residential area. The gas centrally heated and double glazed accommodation comprises: Living Room with wood burning stove, superbly fitted Kitchen with range of stylish Shaker-style units and hardwood worktop that includes a large breakfast bar, Utility Room, stylish Bathroom with modern suite and 2 Double Bedrooms. There is a forecourt to the front of the house and a large rear garden that is paved for the first part providing an opportunity to create a wonderful outside space.

A really lovely extensively modernised property that will suit a range of buyers who will be impressed with the quality of what it offers. There is no forward chain and an early viewing is highly recommended.

