



Holme Church Lane, Beverley, East Riding of Yorkshire
Asking Price £159,950





KEY FEATURES

- Traditional End Terraced Property
- Two Double Bedrooms
- Wet Room
- Cosy Lounge
- Open Plan Dining Kitchen/ Living Room
- Garage & Gardens
- Tenure Freehold
- Council Tax Band B
- Total Room Area 76 Square Metres
- Sought After Location
- EPC rating E



DESCRIPTION

Set within easy reach of Beverley Town Centre is this Traditional End of Terrace property is ideal for the first time buyer/ young family or those looking to downsize.

There is so much more to this property than first meets the eye, offering deceptively spacious accommodation over two floors to include: TWO DOUBLE BEDROOMS and a WET ROOM to the first floor.

There is a comfortable LOUNGE with feature fireplace.

At the heart of this home is a fabulous OPEN PLAN layout incorporating the LIVING/ DINING/ KITCHEN with patio doors opening out to the REAR GARDEN, creating a lovely space for entertaining family and friends.

There is easy access to the rear GARAGE, providing OFF ROAD PARKING or useful storage.

Location

Set within the Historic Market Town of Beverley, situated close to local amenities including a choice of supermarkets - Lidl & Aldi - BP Petrol Station, a variety of takeaways and a newsagent. The popular Flemingate development is just a short stroll away offering an array of high street and independent shops, a variety of bars and restaurants and a 24 hour gymnasium.





PARTICULARS OF SALE

Entrance/ Open Plan Area

0.00m x 0.00m (0'0" x 0'0")

A Upvc entrance door to the side elevation opens to the living area welcoming you in to view the generously proportioned accommodation on offer.

Kitchen/ Dining /Living

6.13m x 4.51m

Open from the living area is the Kitchen/ Dining space. There is a range of fitted units with contrasting wood block effect work surface, breakfast bar and tiled splashbacks. Plumbing for automatic washing machine and space for fridge/ freezer. Ample space for dining table/ sofa. Patio doors open to the rear garden, creating a lovely space for entertaining family & friends. Feature staircase takes you up to the first floor.

Lounge

4.55m x 3.16m

A cosy lounge with feature fireplace and inset living flame effect gas fire. Double glazed window to front elevation and central heating radiator.

Bedroom One

4.55m x 3.20m

A double bedroom with two double glazed windows to front and side elevations and central heating radiator. Ample space for bedroom furniture.

Bedroom Two

3.15m x 2.78m

A further double bedroom with double glazed window to rear elevation and central heating radiator.

Wet Room

2.22m x 1.64m

Tiling to walls and resin flooring with shower, vanity wash basin and low-level W.C. Double glazed obscure window and radiator.



Garden

The rear garden has a lawn with attractive shrubbery and mature plantings to borders. Timber gate and fencing to part of the boundary.

Garage

There is access via Jack Taylor Lane to the garage with metal up and over door providing vehicle access.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

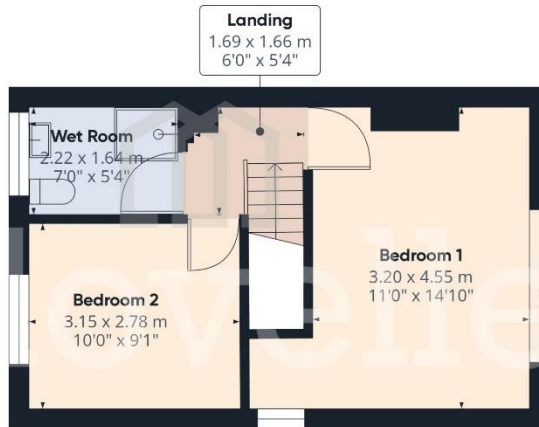


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

71.87 m²
773.6 ft²

Reduced headroom

1.21 m²
13.02 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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