



St Marys Terrace, Beverley, East Riding of Yorkshire
Asking Price £225,000





KEY FEATURES

- No Chain Involved
- Excellent Beverley Location
- Charming Cottage
- Two Double Bedrooms
- Lounge Diner
- Private Courtyard
- Modern Shower Room
- Tenure Freehold
- EPC Rating D
- Council Tax Band C



DESCRIPTION

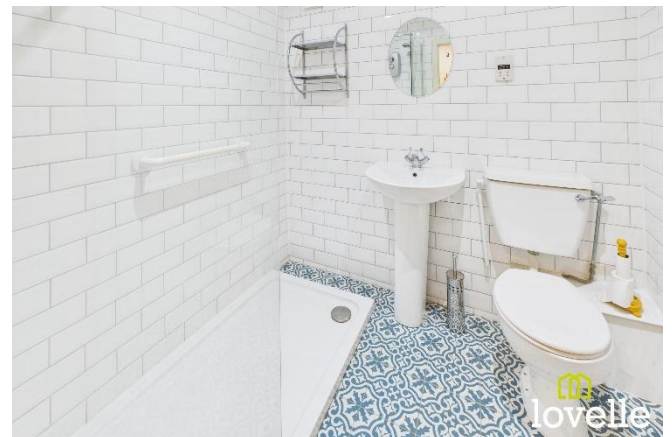
Welcome to St Marys Terrace in the popular market town of Beverley.

A pre 1900s built cottage located within close proximity to Beverley Town Centre and the Westwood.

Offering two double bedrooms to the first floor, a through lounge diner, bathroom and kitchen to the ground floor with access to a private, manageable courtyard.

Well-maintained throughout, this property is move-in ready with the scope for the new homeowner to add their own character to the home.

Contact the office to arrange your viewing today!





PARTICULARS OF SALE

Lounge Diner

6.38m x 3.62m (20'11" x 11'11")

Enter the property directly to the open plan lounge. With a cast iron feature fireplace, fitted cupboards and shelving and double-glazed window to the front elevation. Neutral décor throughout and spacious, providing room for a dining table and chairs. A separate internal door leads through to the shower room, and kitchen.

The staircase to the first floor is accessible via lounge diner, with convenient understairs storage.

Shower Room

2.09m x 1.83m (6'11" x 6'0")

A modern and stylish, fully tiled shower room offering walk in shower, wash basin with mixer tap and WC with flush handle.

Kitchen

3.01m x 3.03m (9'11" x 9'11")

Shaker style fitted kitchen with free standing appliances, built in oven and hob with views and access to the private courtyard.

Landing

Staircase leads up to the first floor with a small landing space providing access to two bedrooms and loft hatch.

Bedroom One

3.04m x 2.96m (10'0" x 9'8")

Bedroom One offers fitted wardrobes and space for a double bed. Featuring original cast iron fireplace. Double glazed window offering views to the front elevation of the property.

Bedroom Two

3.19m x 2.89m (10'6" x 9'6")

Bedroom Two offers space for a double bed, ample storage shelves and fitted units. Neutrally decorated with view over the rear elevation.

Outside

A privately fenced courtyard with space for potted plants and a bistro garden table and chairs. Gated access to the secure, shared passage at the rear of the property, often used for bicycles and bins.

Location

Beverley is an historic market town and civil parish in the East Riding of Yorkshire. It is located 8 miles north-west of Hull City Centre and 27 miles south-east of York Centre. A blend of historical attractions, vibrant markets and modern amenities with its own racecourse, train station and minster.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

