



Dickinson Walk, BEVERLEY HU17 0FT



welcome to

Dickinson Walk, BEVERLEY

Situated in a highly convenient location close to the Flemingate development is this three storey attractive town house finished to a high standard with twin parking spaces and south facing rear garden.



Entrance Hall

Accessed via a panelled entrance door with a double glazed top window over, tiled floor, radiator and stairs to the first floor level.

Cloakroom/Utility Room

With a double glazed window to the front aspect, tiled floor, wc and pedestal wash hand basin, plumbing for a washing machine, radiator, extractor fan and gas central heating boiler.

Open Plan Kitchen/Dining Room

21' 9" x 12' 8" narrowing to 9' 1" (6.63m x 3.86m narrowing to 2.77m)

The kitchen area has an extensive range of base and wall units with contrasting worksurfacing, tiled splash back and incorporating a stainless steel sink. Plumbing for a dishwasher, built in electric oven, gas hob with hood over, integrated fridge freezer and a tiled floor. The dining room area has a radiator, access to an understairs storage cupboard, double glazed french doors with double glazed side panels giving access to the rear garden.

First Floor Landing

With radiator and stairs to the second floor.

Lounge

12' 7" x 11' narrowing to 8' 7" (3.84m x 3.35m narrowing to 2.62m)

With twin double glazed windows to the front aspect and twin radiators.

Bedroom Two

12' 8" x 8' 9" narrowing to 8' (3.86m x 2.67m narrowing to 2.44m)

With twin double glazed windows to the rear aspect and radiator.

Bathroom

With part tiled walls, extractor fan and radiator. Panelled bath with shower fittings over, pedestal wash hand basin and wc.

Second Floor Landing

Bedroom One

12' 8" plus dormer window x 9' plus wardrobes (3.86m plus dormer window x 2.74m plus wardrobes)

With a double glazed dormer window to the front aspect, twin radiators, built in wardrobes together with a separate airing cupboard housing the hot water tank.

Ensuite Shower Room

With a double glazed skylight window to the rear aspect, corner shower cubicle, vanity sink/wc unit, heated towel radiator and extractor fan.

Bedroom Three

10' 5" with restrictive head height x 6' (3.17m with restrictive head height x 1.83m)

With twin double glazed skylight windows to the rear aspect, radiator and access to remaining loft space.

Outside

To the rear is an attractive and easily maintained paved patio style garden with fencing to the perimeters. Beyond are twin parking spaces.

Agent's Note

It should be noted that the property is subject to a management charge to maintain communal flower beds and areas within this location. The agent's have been informed that this is approximately £300 per annum and would advise potential purchasers to make their own enquiries with regard to this matter.



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welcome to

Dickinson Walk, BEVERLEY

- Three storey town house
- Close to the Flemingate development
- Enclosed south facing rear garden
- Two parking spaces
- Council Tax Band D

Tenure: Freehold EPC Rating: C

£280,000

directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106345 - 0004

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