



Offers in Excess of £200,000

9 Willow Tree Garth, Beverley, HU17 9UR

HEATING AND INSULATION
 The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
 All mains services are connected to the property. None of the services or installations have been tested.

TENURE
 The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
 Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



This lovely modern two bedroom semi detached house has been thoughtfully extended to the ground floor which allows for an extra reception room and provides a utility room and shower room with a WC. The additions are likely to widen its appeal beyond those buyers who would typically buy properties like this. Add in the fact that it is very well presented and occupies an appealing position on the cul-de-sac we believe it will be a very popular property. Early viewing is essential. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, Living Room, Dining Room (which may also provide a work space), an attractively fitted Kitchen, Utility Room and a Shower Room with 3 piece suite. To the first floor there are two Bedrooms (the second is set up as dressing room) and a Bathroom. There is an appealing rear garden and off street parking.

Early viewing is highly recommended but we also have a 360 degree tour available which will provide an excellent overview.

ACCOMMODATION

Entrance Hall

Living Room - with a window to the front and stairs to the first floor.

Dining Room - with a wood burning stove and a window to the side.

Kitchen - an attractively fitted kitchen with a range of base and wall mounted Shaker style units with a sink and drainer, window to the rear and Velux style window.

Utility Room - with base and wall mounted units that match the kitchen, a sink, plumbing for automatic washing machine, Velux style window and door to the rear. Gas fired boiler.

Shower Room - with a shower unit, low flush WC and hand basin. Fully tiled walls.

First Floor Landing - there is a fully boarded loft with ladder access.

Bedroom 1 - a double bedroom with a window to the front.

Bedroom 2 - set up as dressing room with extensive fitted wardrobes.

Bathroom - a three piece suite in white comprising a panelled bath with shower attachment, low flush WC with concealed cistern and a hand basin with storage under. Extensively tiled walls and a window to the rear.

OUTSIDE

There is a small lawned garden to the front of the house with a laburnum tree. To the rear the garden has a raised paved patio, a further patio, an area of lawn and some small trees. It has fencing to the surrounds and is quite private in nature. There is also a door to a shed which sits on the rear of the parking space. The parking space is located to the side of the garden and further parking is available on the driveway which stretches alongside the property.

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DESCRIPTION

A beautifully presented two bedroom semi detached house that has been thoughtfully extended on the ground floor in a way that we know will really appeal to purchasers looking for this type of property. The extension includes a kitchen (which allows the former kitchen to be an extra reception room), utility room and a ground floor shower room and WC. A lovely property both in terms of condition and what it offers.

LOCATION

The property forms part of a highly regarded modern development on the northern side of Beverley. Beverley is a highly regarded East Yorkshire town and is in fact its county town. It provides an extensive range of shops, restaurants, pubs and leisure facilities including its famous Westwood and the racecourse located on it. The nearby A164 provides connections to Hull and the wider road network.

