

#### HEATING AND INSULATION

The property has gas-fired radiator central heating and extensive uPVC double glazing.

#### SERVICES

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

#### TENURE

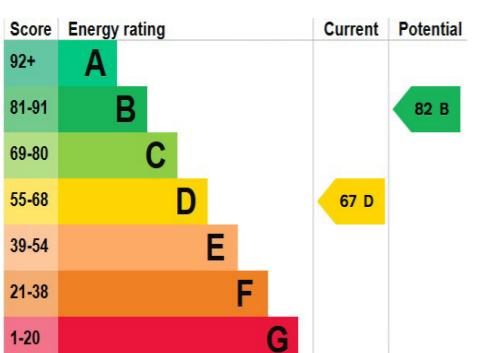
Freehold. Vacant possession upon completion.

#### 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.



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**£200,000**

**I3 Fisher Square,  
Beverley**



**Dee Atkinson & Harrison**



# 13 Fisher Square, Beverley, HU17 8HG

A two bedroom end town house occupying this central Beverley location that is particularly appealing given the open green area in front that sets it back from the road and creates such an open feel for a property very close to the town centre. The property requires some updating but as it is an end town house and has a good-sized garden there may be some scope for extension (subject to necessary permissions) which will make it appealing to many. No forward chain.

Fisher Square is a delightful residential address just outside Beverley town centre in a highly sought after area. It provides great access to all that the town centre offers and also benefits from a more open outlook provided by the open lawned square area in front of the house. With gas-fired central heating and extensive uPVC double glazing the accommodation briefly comprises: Entrance Hall, Living Room, fitted Dining Kitchen and WC /Cloaks. There is good-sized Double Bedroom to the first floor a further Bedroom and Bathroom. There are gardens to the front of the property and further gardens to the rear with a shed. As the property is an end town house and has a good garden we anticipate many buyers will be interested in extending it to the rear, subject to necessary permissions.

A great opportunity to acquire a centrally located property in an enviable location and with potential to extend, subject to necessary permissions. There is no forward chain and an early viewing is highly recommended.

## LOCATION

The property occupies a very central and appealing location within Beverley, just off Champney Road. It is part of a development of local authority properties, many of which are now owned privately. As well as the central location its appeal lies in the fact that it overlooks the central open grassed area of the street so it has a very tranquil outlook. Beverley town centre offers an extensive range of shops, restaurants and other amenities in addition to the famous Westwood.

## OUTSIDE

There are gardens to the front of the house with a private hedge to the perimeter as well as further good-sized gardens to the rear, with areas of lawn and planting. There is a hedge and fencing to the perimeter together with a timber shed. There is a path to the front of the house.



## ACCOMMODATION

### Entrance Hall

Stairs to the first floor.

### Living Room

Window to the front.

### Dining Kitchen

A range of base and wall mounted units, work surface, tiled splashbacks, stainless steel sink and drainer. Window to the rear and door to the understairs cupboard.

### WC/Cloaks

Low flush WC, wash hand basin and window to the side.

### First Floor Landing

Window to the side.

### Bedroom 1

A spacious double bedroom with a window to the front.

### Bedroom 2

With a window to the rear, fitted shelving and a built-in cupboard.

### Bathroom

A spacious bathroom with a three piece suite comprising panelled bath with shower over, low flush WC and wash-hand basin. Window to the rear.

