



Asking Price
£245,000

16 Long Lane,
Beverley, HU17 0NH

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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This lovely home has been a much-loved bolthole for the current owners who have enjoyed its more peaceful outlook and yet convenient position for all Beverley has to offer. The property enjoys a useful rear extension that is the full width of the house and provides for a spacious dining kitchen. As it is open to the rear reception room there is a surprisingly large open space for a property of its type. While this makes the accommodation more suited to modern tastes, period character is retained through the fireplace in the sitting room at the front of the house, stripped wooden doors and even the uPVC windows which are a sash style. The property benefits from gas central heating and comprises: an Entrance Hall, Sitting Room with period style fireplace, Living Kitchen with a range of fitted units, vaulted ceiling to the rear portion and French doors to the garden, Utility Space and Bathroom to the ground floor. To the first floor are 2 Double Bedrooms. There is a courtyard garden to the rear.

Only an internal inspection will provide a potential purchaser with a full understanding of this lovely property and its setting, though we do have a 360 degree tour available that will be useful in the first instance.

ACCOMMODATION

Entrance Hall

Sitting Room - with fitted shelves either side of the chimney breast, a feature period fireplace and sash style uPVC double glazed window to the front.

Living Kitchen - a good sized area with a vaulted ceiling towards the rear with two Velux style windows and French doors opening on to the rear yard. A feature exposed brick fireplace housing a cast iron wood burning stove. There is a range of attractively fitted kitchen units with a stainless steel sink, drainer, fitted electric oven and hob. Stairs to first floor and understairs cupboard.

Utility Space - plumbing for washing machine, gas boiler and window to the side.

Bathroom - a three piece suite in white comprising a panelled bath with shower over and swing screen, low flush WC and pedestal wash hand basin. Tiling and window to the side.

First Floor Landing

Bedroom - a double bedroom with window to the front and extensive fitted wardrobes.

Bedroom - a double bedroom with window to the rear and two cupboards.

OUTSIDE

There is a rear yard with fencing to the perimeter, paving and a gate to the passageway at the rear.

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DESCRIPTION

A delightful two bedroom period terraced house in an enviable position overlooking Hall Garth, a scheduled monument that was once the moated home of the Archbishops of York in Beverley and is now an area of grassland. With its well presented accommodation made all the more appealing by the superb extension to the rear, this property's proximity to Beverley town centre in lying just south of its famous minster means it is likely to attract significant interest. Early viewing is essential.

LOCATION

The property sits just south of Beverley Minster and overlooks the ancient monument of Hall Garth where the grass is grazed by a few cattle during the season. As well as its peaceful setting it provides excellent access to all that Beverley has to offer by way of independent shops, pubs, restaurants and other amenities. The Flemingate Centre can be reached by a walk along Keldgate and Flemingate, and Beverley Leisure Centre is so close it can be seen from the first floor windows. Both the railway and bus station are within walking distance and there are a number of routes nearby that connect to Hull and the wider road network.

