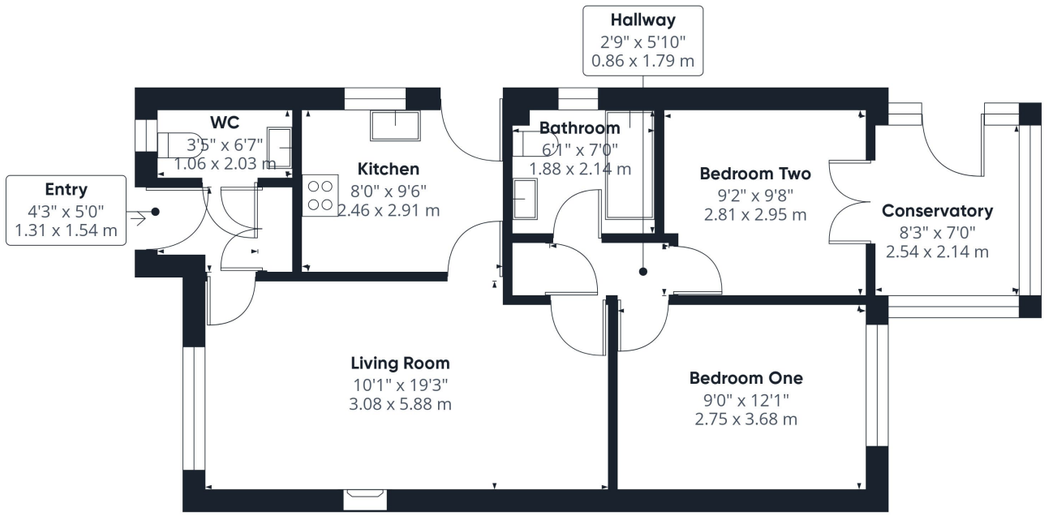


Approximate total area(1)

651 ft²

60.4 m²

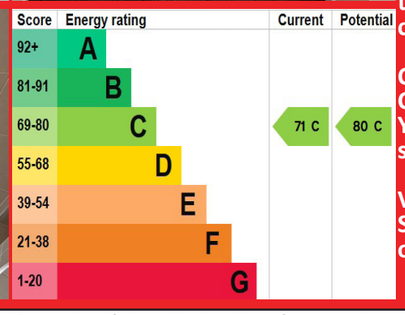
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Asking Price £210,000

22 Bramble Hill, Beverley, HU17 8UZ



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 'C'.

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

12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison

22 Bramble Hill, Beverley, HU17 8UZ

DESCRIPTION

Offered to the market with no onward chain, this well presented two bedroom semi-detached bungalow is ideal for downsizers, first time buyers and investors alike. Situated on the ever-popular Bramble Hill, the property enjoys a convenient location just a short 3 minute walk from local amenities.

The accommodation comprises: an entrance hall with separate WC and useful storage cupboard, a spacious living room, a generous kitchen with ample worktop and cupboard space and a bright conservatory overlooking the south-facing rear garden. There are 2 bedrooms including a well proportioned principal bedroom with space for a double bed and additional furniture while the second bedroom provides access to the conservatory, making it equally suited as a guest room, home office or dining room. The property benefits from front and south-facing rear gardens and a detached garage providing parking and storage. There is additional on street parking within the cul-de-sac.

Previously maintained as a successful rental investment, the bungalow is ready for its next owner and is offered with no onward chain, making for a more straightforward move. Early viewing is essential though we do also have a 360 degree tour available.

LOCATION

Ideally situated on Lincoln Way, the property enjoys a convenient location within easy reach of Beverley's excellent range of amenities. Local shops, supermarkets and regular bus routes are all close by, while the historic town centre offers an array of independent boutiques, cafés, restaurants and leisure facilities. It is also a 3 minute walk from Lincoln Way's own amenities including a GP surgery. Well-connected for commuting, the property also benefits from straightforward access to the A1079 which provides links to Hull, York and beyond, making it an excellent choice for both downsizers and professionals alike.

ACCOMMODATION

Hallway – a good space with a large cupboard.

WC – a modern suite comprising a WC and wash hand basin.

Living Room – a good sized living room with space for a dining table.

Kitchen – with a range of base and wall mounted units, built-in oven and hob, extractor fan, sink and drainer, space for a washing machine, gas cooker point and a tiled floor.

Bathroom – a modern suite comprising a WC, panelled bath with double shower-heads over and a heated towel rail.

Bedroom 1 – a large room with a south facing window which provides excellent natural light.

Bedroom 2 – a south-facing room with doors that lead into the conservatory.

Conservatory – being at the rear of the property, this provides an excellent place to enjoy the sunshine.

OUTSIDE

To the front of the property there is a driveway leading to a single garage and to the rear there is a low maintenance garden.