



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**£270,000**

**15 Marsh Drive,  
Beverley**

**HEATING AND INSULATION**

The property has gas fired central heating and 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 'C' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



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**Dee Atkinson & Harrison**



#### LOCATION & DIRECTIONS

Marsh drive forms part of the ever sought after Herb Estate which is located between Keldgate, one of the ancient roads out of Beverley town centre, and Woodmansey mile. Despite its proximity to the hustle and bustle of central Beverley it is regarded as a peaceful place to live. Beverley and its town centre provide an excellent range of shops, restaurants, leisure facilities and other amenities. There is a well-regarded primary school on Woodmansey Mile. The area provides good access to the A164 with links to Hull, the West Hull villages and the wider road network.

#### ACCOMMODATION

Entrance Hall - built in cupboard, oak style flooring and stairs to first floor.

Living Room - an attractive room with window to front, oak style flooring, ceiling coving, feature fireplace and understairs cupboard.

Dining Kitchen - an attractively fitted kitchen with a range of Shaker style base and wall mounted units in blue with solid oak work surface and fitted appliances including oven, hob, filter canopy, slimline dishwasher, fridge and freezer. There is a butler sink with mixer tap over, oak style flooring, two windows and a door to the rear.

First Floor Landing

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

Bedroom 2 - a double bedroom with window to the rear.

Bedroom 3 - a single bedroom with window to the front.

Shower Room - a delightfully fitted shower room with a modern yet traditional suite in white comprising low flush WC, pedestal wash hand basin and spacious walk in shower. Window to rear, attractively tiled walls and oak style floor.

Outside - there are open plan lawned gardens to the front and a driveway provides off street parking. There is an attractive southerly facing rear garden with lawn, a patio, flower beds, timber shed and fencing to surrounds. **The garden is quite private in nature.**



## 15 Marsh Drive, Beverley, HU17 8WD

A really beautifully presented 3 bedroom modern semi detached house in this always sought after residential development on the south side of Beverley that is known for providing excellent access to the town centre. The property has been lovingly upgraded by the current owner and is sure to attract significant interest. Early viewing is essential and there is no forward chain.

Marsh Drive is located on a development which lies just south of Keldgate and provides superb pedestrian access to the town centre via a number of routes. While being very close to the town centre the development is always thought of as being very peaceful. Opportunities to purchase here are rare as owners are generally reluctant to move. Our client has extensively updated the property during her period of ownership. The well-presented accommodation benefits from an attractively fitted modern Shaker style kitchen with a range of appliances and a beautifully fitted shower room. The property is double glazed and has gas-fired central heating. It briefly comprises: an Entrance Hall, Living Room, attractively fitted Dining Kitchen and to the 1st floor is a Landing, 2 Double Bedrooms, a single Bedroom and a stylish Shower Room. There are small gardens to the front of the property, a driveway provides off street parking and there are further well maintained lawned gardens to the rear.

We expect the house to be of particular interest to downsizers prioritising location and condition but it will appeal to other buyers as well. Our 360° tour will provide an excellent overview of what the property offers but an early viewing is highly recommended. No forward chain.

