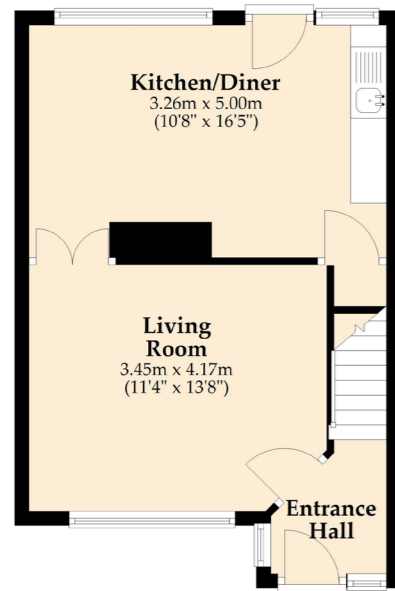


**Ground Floor**

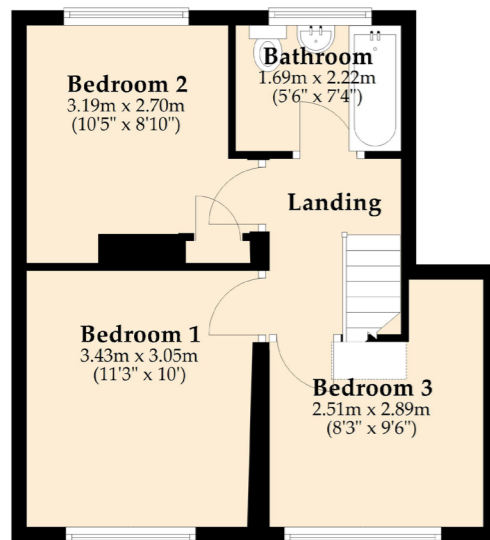
Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

**First Floor**

Approx. 36.3 sq. metres (391.0 sq. feet)



**Asking Price**  
**£169,950**

**26 Kirkholme Way,**  
**Beverley, HU17 0QH**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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.



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**



A traditional style 3 bedroom mid town house on this sought after street on the east side of Beverley. These properties are highly regarded both for their location and the fact that many, including this one, have a larger than usual third bedroom given the extra first floor space provided by it projecting over part of the passageway which provides access to the rear garden. The house benefits from gas fired central heating and uPVC double glazing but will require extensive updating that may include rewiring. It represents a great opportunity to buy a family house in a good location at a lower price level. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, 2 Double Bedrooms, a larger than usual Third Bedroom and a Bathroom. There are gardens to the front of the property and many purchasers may want to utilise this area for off street parking (subject to necessary permissions). There is a garden to the rear with an area of lawn, patio and a timber shed.

Dining Kitchen - with 2 windows and a door to the rear, understairs cupboard and older style kitchen units.

First Floor Landing

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

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

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

Bathroom - with a three piece traditional white suite including bath, low flush WC and pedestal wash-hand basin.

### OUTSIDE

There are gardens to the front which many purchasers will seek to convert to off-street parking (subject to necessary permissions). To the rear there is a further garden with an area of lawn, patio and timber shed with fencing to the perimeter. A passageway gives pedestrian access to the front.

The property is offered with no forward chain and early viewing is advised to fully appreciate the opportunity if offers.

### ACCOMMODATION

Entrance Hall - stairs to first floor.

Living Room - with a large window to the front.

## 26 Kirkholme Way, Beverley, HU17 0QH

### DESCRIPTION

A three bedroom town house on a popular street off Holme Church Lane. The property offers a larger than usual third bedroom as it benefits from some extra floorspace over the passageway which also provides access to the rear garden. The house will need extensive updating but we believe it will have wide appeal.

### LOCATION

Kirkholme Way lies off Holme Church Lane on the eastern side of Beverley. There is a range of local shops on Holme Church Lane as well as the nearby Grovehill Road, and an Aldi supermarket on Swinemoor Lane. Beverley itself provides an extensive range of shops, pubs, restaurants and leisure amenities including its famous Westwood and racecourse. The nearby A164 and A1174 provide good road connectivity to all sides of nearby Hull and the A1079 and A63 which link to the wider road network.

