

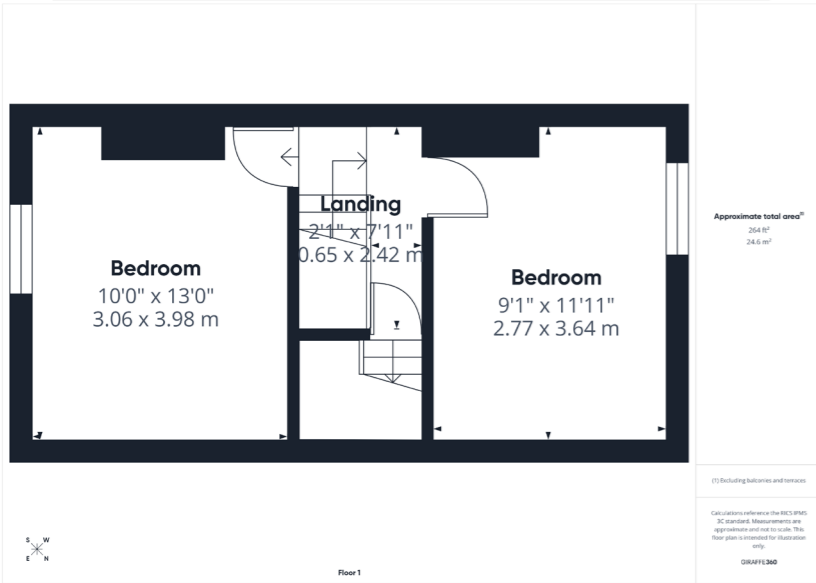
**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and double glazing.

**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.

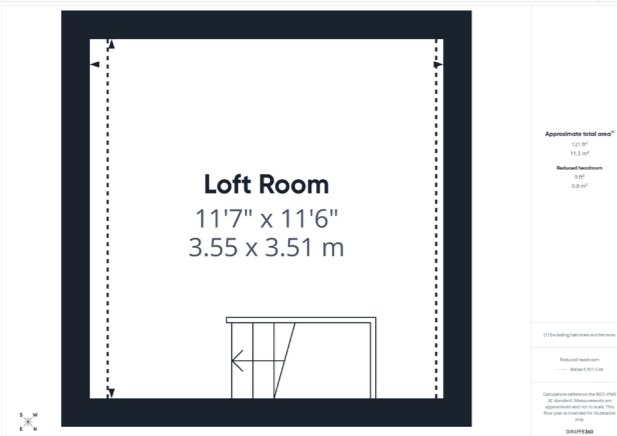
**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

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



**Guide Price**  
**£160,000 to £170,000**

**57 Holme Church Lane,  
Beverley, HU17 0QP**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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**Dee Atkinson & Harrison**



Behind its attractive period façade, the property has undergone extensive improvement works, including the installation of a brand-new fitted kitchen and a contemporary three-piece bathroom suite, along with thoughtful upgrades, redecoration, and new flooring throughout.

The well-proportioned accommodation comprises two welcoming reception rooms, a modern galley-style kitchen with integrated appliances including a fridge freezer, oven, hob, and extractor hood, two comfortable double bedrooms, and a versatile loft room ideal for use as a home office, creative studio, or hobby space.

Externally, there is a small garden to the front and a rear yard leading to an enclosed lawned garden, perfect for children, pets, and outdoor entertaining.

An internal viewing is highly recommended.

#### ACCOMMODATION

Living Room - Bay window to the front, staircase to the first floor, and door leading to the dining room.

Dining Room - Window overlooking the rear.

Kitchen - Recently fitted contemporary kitchen with integrated fridge freezer, oven, hob, and extractor canopy. Includes sink, space for a washing machine, window, and side access door.

Bathroom - Modern white three-piece suite comprising a panelled bath with shower over and swing screen, low-flush WC, and wash-hand basin. Window to the side and gas boiler housed in a cupboard.

First Floor Landing - Stairs leading to the loft room.

Bedroom One - Double bedroom with window to the front.

Bedroom Two - Double bedroom with window to the rear.

Loft Room - Good-sized room with excellent head height and Velux window to the rear, suitable for work, study, or hobbies.

Outside - The property has a forecourt to the front. To the rear is a yard with gated access over a right of way, leading to a further enclosed lawned garden with new perimeter fencing.

## 57 Holme Church Lane, Beverley, HU17 0QP

#### DESCRIPTION

This charming bay-fronted, two-bedroom mid-terrace home has been recently renovated to a high standard and offers generous living accommodation across three floors. Extending to approximately 760 sq ft, the property provides excellent space for its type. Ideally positioned within easy reach of Beverley town centre, the home will appeal to growing families, first-time buyers, and professionals alike. Early viewing is highly recommended to fully appreciate everything this property has to offer.

#### LOCATION

The property is situated in a popular residential area of Beverley, towards the Beckside end of Holme Church Lane. A range of local shops and amenities can be found on Holme Church Lane, Grovehill Road, Beckside, and Flemingate, with the Flemingate Centre within easy walking distance. There is generally a good level of parking available in the vicinity. Beverley town centre is also close by and offers an extensive range of shops, restaurants, pubs, and transport links, including railway and bus stations. St Nicholas Primary School is nearby, and the A164 provides convenient access to Hull and the wider road network.

