



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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 extensive 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.



£205,000

4 Flemingate,  
Beverley



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Dee Atkinson & Harrison



# 4 Flemingate, Beverley, HU17 0NR

A very well presented two bedroom townhouse located just yards from Beverley's magnificent Minster but benefiting from off street parking. The modern property is arranged over 3 floors and could be used as a three bedroom property but we feel most purchasers would use the ground floor room as a study. It has been improved by the current owners and now offers delightful accommodation in central Beverley with two double bedrooms and an attractive living room with an oriel window including a window seat. A delightful property that must be viewed to be fully appreciated.

This modern townhouse occupies a superb position just yards from Beverley's iconic Minster. Given the central Beverley location the property is not impacted by Beverley's hustle and bustle as much as you would expect as the bulk of the accommodation is on the 1st and 2nd floor with the living room and main bedroom at the rear. This very well presented property has a neutral decor throughout as well as a modern bathroom and kitchen. It is laid out over three floors with the ground floor providing what could be a potential 3rd bedroom, but we expect most purchasers to use it as a study. There is a covered parking space to the rear of the ground floor room which opens onto a turning area at the rear of the development and is accessible from nearby Keldgate. The property benefits from gas central heating and extensive uPVC double glazing. In brief it comprises: an Entrance Hall, Study (potential 3rd Bedroom), 1st floor Landing, Living Room with a south-facing oriel window, fitted Kitchen, and to the 2nd floor are 2 Double Bedrooms, one a very good size and an attractively fitted Bathroom.



The property is likely to suit a range of purchasers wanting a Beverley town centre property but particularly those for whom something modern and with off-street parking is important. An internal inspection will be invaluable in appreciating all that it offers but we have a 360 degree tour available that will provide an excellent insight.

### LOCATION

Flemingate leads away from Beverley town centre to the east but starts at the east end of Beverley Minster close to which this lovely property is to be found. Beverley provides an excellent range of shops, pubs, restaurants and other amenities within its charming streets. This property provides excellent access to all of that. Beverley railway station is also just a short walk away.

### ACCOMMODATION

**Entrance Hall**  
With stairs to the first floor and a window to the front.

**Study**  
With a window to the front and a door to the car parking space at the rear. Potential for use as a 3rd bedroom.

**First Floor Landing**  
Stairs to the 2nd floor.

**Living Room**  
A good sized room with 2 south facing windows to the rear including a delightful oriel window with a window seat.

**Kitchen**  
Fitted with a range of base and wall mounted units, work surface and a sink and drainer. Plumbing for automatic washing machine, space for a Range cooker and a window to the front. Built-in cupboard.

### 2nd Floor Landing

**Bedroom 1**  
A good sized double bedroom with a range of fitted wardrobes. Window to the rear.

**Bedroom 2**  
Currently accommodating a double bed and a desk with a window to the front.

**Bathroom**  
A three piece modern suite in white comprising panelled bath with shower over, low flush WC and wash-hand basin.

### OUTSIDE

There is a covered parking space immediately to the rear of the house and under the living room. This leads out into a turning area at the rear of the development that is accessible from nearby Keldgate.

