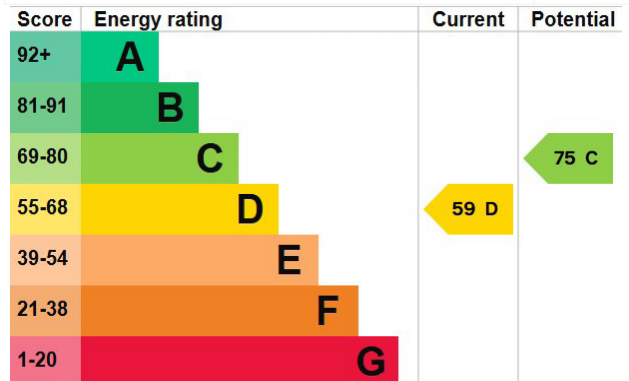




VIEWING
Strictly by appointment with the sole
agents on 01482 866844.



**161 Holme Church Lane,
Beverley,
HU17 0QL**



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Dee Atkinson & Harrison



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DESCRIPTION

A three bedroom end terrace house with an extensive range of outbuildings to the rear that may represent a development opportunity or an opportunity to have a good-sized garden after removing them. The house itself has 3 first floor bedrooms and an original loft room and offers nearly 1150 sq. ft. of space. The outbuildings formerly functioned as an integral part of the family run butchers and given their extensive nature may offer development potential (subject to necessary permissions). A driveway also means the property offers off street parking. No forward chain so early viewing is essential.

This property has been in the family of the current owners in excess of 100 years and was run as a butchery business until 1988. The house would benefit from some updating but offers nearly 1150 sq. ft. of space over 3 floors. Some buyers may wish to move the bathroom upstairs but with 2 reception rooms and a dining kitchen as well as the 3 bedrooms and loft room, there is considerable space available. The outbuildings are a consecutive run of different buildings along the west/left side of the plot of differing heights and sizes as well as roof styles. They are at various stages of disrepair, and some have had their roofs removed for safety purposes. Subject to planning we believe there may be a development opportunity for a property occupying some or all of the footprint of the buildings or a new more conventional property to the rear of the site.



With gas fired central heating and extensive uPVC double glazing the house comprises: a Living Room, Dining Room, Dining Kitchen, Entrance Porch, Rear Entrance Hall, WC Cloaks and Shower Room. To the first floor there is a Double Bedroom, two further Single Bedrooms and a door from the landing leads to a staircase up to a Loft Room. A driveway provides off street parking and leads to a further yard/garden area to the side of the outbuildings.

This property will be of interest to a range of purchasers and could offer a development opportunity (subject to necessary permissions). There is no forward chain so an early viewing is highly recommended to fully appreciate all that the property offers. We do also have a 360 degree tour which will provide an excellent insight into the house itself.

LOCATION

The property is located on Holme Church Lane on the east side of Beverley. It is a popular residential area that offers good access to the town centre as well as the A164 which in turn provides connections to Hull, the A1174 and A1079 which give connections to the wider road network and other areas. Handy local amenities include a range of very nearby smaller shops and an Aldi supermarket on Swinemoor Lane. Beverley provides an extensive further range of shops, pubs, restaurants and leisure amenities including the famous Westwood and racecourse.

ACCOMMODATION

Living Room - with a bay window to the front and fireplace. Sliding door to..

Dining Room - with a window to the side, fitted cupboard, fireplace and stairs to the first floor.

Dining Kitchen - with a range of base and wall mounted units, window to the side and rear. Electric cooker point, plumbing for washing machine, stainless steel sink and single drainer.

Shower Room - a three piece suite in white comprising a pedestal wash hand basin and walk in shower unit.

Window to the side and extensive tiling.

WC Cloaks - with a low flush WC and window to the side.

Rear Entrance Hall

Rear Entrance Porch

First Floor Landing - door to stairs which lead to the loft room.

Bedroom 1 - a double bedroom with two windows to the front.

Bedroom 2 - a good sized single bedroom with a window to the rear.

Bedroom 3 - a single bedroom with a window to the side and a cupboard.

Loft Room - with a window to the side. This room may have been used as a bedroom in the past but wouldn't comply with modern building regulations for use as one. It may provide a useful study or studio space or easily accessible storage.

OUTSIDE

There is an area to the front of the house which was once perhaps forecourted but is now open and may offer potential off street parking space accessible from the driveway to the side. The driveway leads past the side of the property to a substantial area of hardstanding beyond. To the left/west side of this a row of outbuildings runs down the side of the plot. They are a variety of shapes, sizes and heights and were all used for the abattoir/butcher's business the family used to run here. These outbuildings are in various states of disrepair and some have had their roofs removed for safety purposes. We feel they may offer an opportunity for redevelopment, potentially for residential use along a similar layout subject to necessary permissions. The depth and width of the site may also mean permission could be sought for a detached dwelling on the plot again, subject to necessary permissions.