



Approximate total area<sup>(1)</sup>  
 511 ft<sup>2</sup>  
 47.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price  
**£119,950**

**106 Victoria Road,  
 Beverley,  
 HU17 8PJ**



**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 leasehold and offered with the benefit of vacant possession upon completion. The lease has 973 years remaining and there is an annual service charge of £1100.

**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.



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



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**Dee Atkinson & Harrison**



This spacious and well presented flat is located on the first floor and as well as the large double bedroom it has a further room which makes an excellent study or store room. The rest of the flat has appealing proportions as well and it has high ceilings throughout. It benefits from gas-fired central heating and uPVC double glazing. The accommodation in full comprises: a Living Room, an attractively fitted Dining Kitchen, a spacious Double Bedroom, a Study (also possibly a nursery or storeroom) and a Bathroom. There is a good sized communal garden to the rear of the property. Ample parking is available nearby on Victoria Road in an area where it is a no-through road. We believe the property will also benefit from the Jocks Lodge improvement scheme which is due for completion in late 2026.

and local amenities that are supplemented by those available in York and Hull.

**ACCOMMODATION**

**Living Room** - a spacious living room made to feel larger due to the high ceiling. Window to the front.

**Study** - just too small to be used as a bedroom but makes an excellent study, possible nursery or storage room. Window to the rear.

**Dining Kitchen** - a good sized kitchen for a property of its type with a range of base and wall mounted units. Electric hob, oven and fridge freezer. Gas fired boiler, plumbing for automatic washing machine and window to the rear.

**Bedroom** - a spacious double bedroom with a window to the front.

**Bathroom** - An attractively fitted bathroom with a white suite including a panelled bath with shower over and a shower screen, low flush WC and a pedestal wash hand basin. Fully tiled walls and a window to the rear.

**Communal Parts** - the flat is accessed via an external walkway which is reached via stairs from the ground floor that sit behind a locked gate that can be opened remotely from the flat. There is a good sized communal garden to the rear.

A lovely first floor flat in a convenient part of Beverley. We highly recommended an early viewing but we also have a 360 degree tour available which will provide a very helpful insight short of that.

**LOCATION**

The property is located towards the southern end of Beverley. It benefits from the proximity of the nearby Morrisons shopping development and could be regarded as within walking distance of the town centre. It benefits from the bus services along the A164. Beverley itself is a highly sought after Georgian Market Town that provides an excellent range of shops

**106 Victoria Road, Beverley, HU17 8PJ**

**DESCRIPTION**

A well presented first floor flat forming part of this attractive development on the south side of Beverley. The building is the sole remaining part of the barracks that used to stand behind and has an attractive façade. While the flat has just one large double bedroom, there is a second room which makes an excellent study or storeroom. There is also a good-sized living room, dining kitchen and bathroom as well as a spacious communal garden at the rear. A really delightful property that will suit a range of purchasers so early viewing is highly recommended.

The sole remaining part of Beverley's historic barracks, this attractive building is located on the south side of Beverley.



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