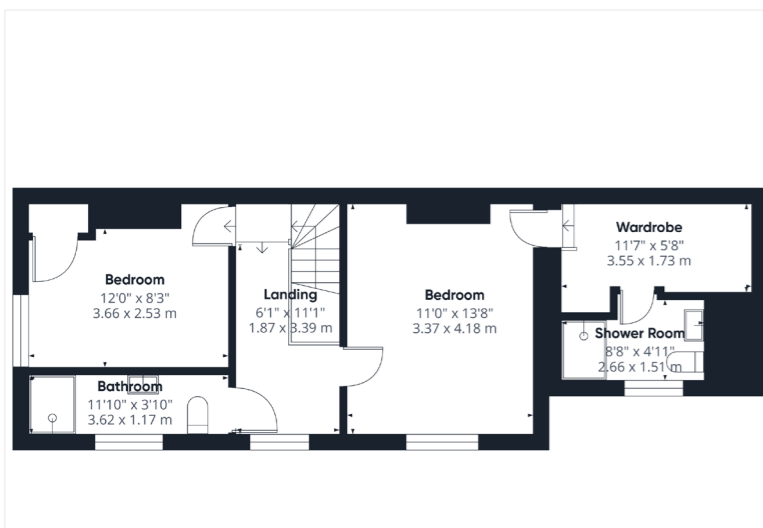


Approximate total area\*  
674 sq ft  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces  
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
DRAFT 360



Approximate total area\*  
471 sq ft  
43.9 m<sup>2</sup>

(1) Excluding balconies and terraces  
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
DRAFT 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Asking Price  
£395,000

154 Norwood,  
Beverley, HU17 9JA

**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 'C'.

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

**AGENT'S NOTE**  
All interested parties should be aware that the vendor is a member of staff of Dee Atkinson & Harrison.



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



This lovely property has many features that make it stand out from the crowd. From the gardens to the front, rear and side, the stunning modern kitchen extension and the garage, to the master bedroom suite. It is all superbly presented in a contemporary style that also pays heed to the age of the property. The standout feature for many will be the dining kitchen with its contemporary extension where three tall windows to the south westerly aspect provide lots of light, in conjunction with the French doors that draw in the colours from the herbaceous planting of the garden. The kitchen area itself offers a range of stylish Shaker style units with a white solid composite work surface and a range of integrated appliances. Also of note is the master bedroom with a walk-in wardrobe giving access to a modern en suite shower room. There are stripped timber floors to a number of rooms and period fireplaces to the two ground floor reception rooms as well as other period features throughout. The windows are modern double glazed sliding sash style which perfectly complement the character of the property while providing modern comfort and convenience. There are two first floor double bedrooms and the front reception room provides a potential third or it might be used as a study or snug. The gardens are well stocked with a range of trees and herbaceous planting over gravel (to ease maintenance) and there is a stylish and spacious patio area adjacent to the French doors of the dining kitchen. The gardens to three sides as well as the style of the house give it a modern cottage feel, still urban but with a rural hint. The garage is at the rear of the property and opens onto Waltham Court, off Mill Lane, and offers parking in front of it.

**Kitchen** - an attractively fitted kitchen with a range of Shaker style units in a light blue topped with a white solid composite work surface. There are a range of built-in appliances including a dishwasher, microwave, electric oven and induction hob as well as a wine fridge. There is a Belfast sink and a window to the side providing an attractive outlook over the side garden. A squared arch leads to the....

**Dining Area** - a spacious room created via a modern extension and flooded with light thanks to the roof light to the ceiling, the 3 tall windows to the south west aspect and the French doors to the south east aspect.

**Utility Room/WC** - with plumbing for a washing machine, low flush WC and hand basin.

**First Floor Landing** - window to the side and a fretwork cupboard housing the gas boiler.

**Master Bedroom** - a lovely double room with stripped wooden floors and a window the side.

**Walk in Wardrobe** - with a stripped wooden floor, Velux style window and fitted shelving and hanging space.

**En Suite Shower Room** - an attractively fitted three piece modern suite in white comprising shower enclosure, low flush WC with a concealed cistern and hand basin with storage underneath. A window to the side.

**Bedroom 2** - a double bedroom with a window to the front.

**Shower Room** - with a three piece modern suite in white comprising a shower unit, low flush WC and wash hand basin with storage underneath. Window to the side.

#### ACCOMMODATION

**Entrance Hall** - with a turn staircase to the first floor, stripped wooden floor and an understairs cupboard.

**Front Reception Room** - an attractive room with a lovely period fireplace, stripped wooden floor, ceiling mouldings and a window to the front and side. Currently used as double bedroom but could be used for a variety of other purposes.

**Rear Reception Room** - another lovely room also with a period fireplace, stripped wooden floors, ceiling mouldings and windows to the side and rear.

#### OUTSIDE

**Gardens & Garage** - the end terrace nature of the property means it benefits from gardens to three sides. The front and side are very well stocked with a range of herbaceous shrubs and plants on a gravel base. A path leads from the gate giving access from Norwood to the front door and then to the rear garden beyond. This area has a spacious and appealing patio with a raised bed, further gravelled area and a brick store. There is a brick wall to the perimeter. A gate gives access to Waltham Court behind and there is a door to the single garage which also opens onto Waltham

## 154 Norwood, Beverley, HU17 9JA

#### DESCRIPTION

A really superb period end terrace house with attractive gardens and a garage. Having been much improved by the current owner it provides excellent entertaining space with its stylish dining kitchen merging with the rear garden. The master bedroom has a walk-in wardrobe and en suite and there is a further 1st floor double bedroom as well as a potential 3rd on the ground floor which can also be used as a reception room or study. A delightful house - delay viewing at your peril!

As you may have surmised, we feel this is a really lovely property that is likely to appeal to a range of discerning purchasers and therefore early viewing is essential. If you can't do that soon, we do have a 360 degree tour available.

#### LOCATION

The property is located on Norwood, a road leading north-east away from Beverley town centre. It provides excellent access to the town centre and all the many restaurants, pubs, shops and other amenities it offers. Elsewhere, Beverley offers a wide range of leisure opportunities including its famous Westwood and racecourse as well as a leisure centre.

