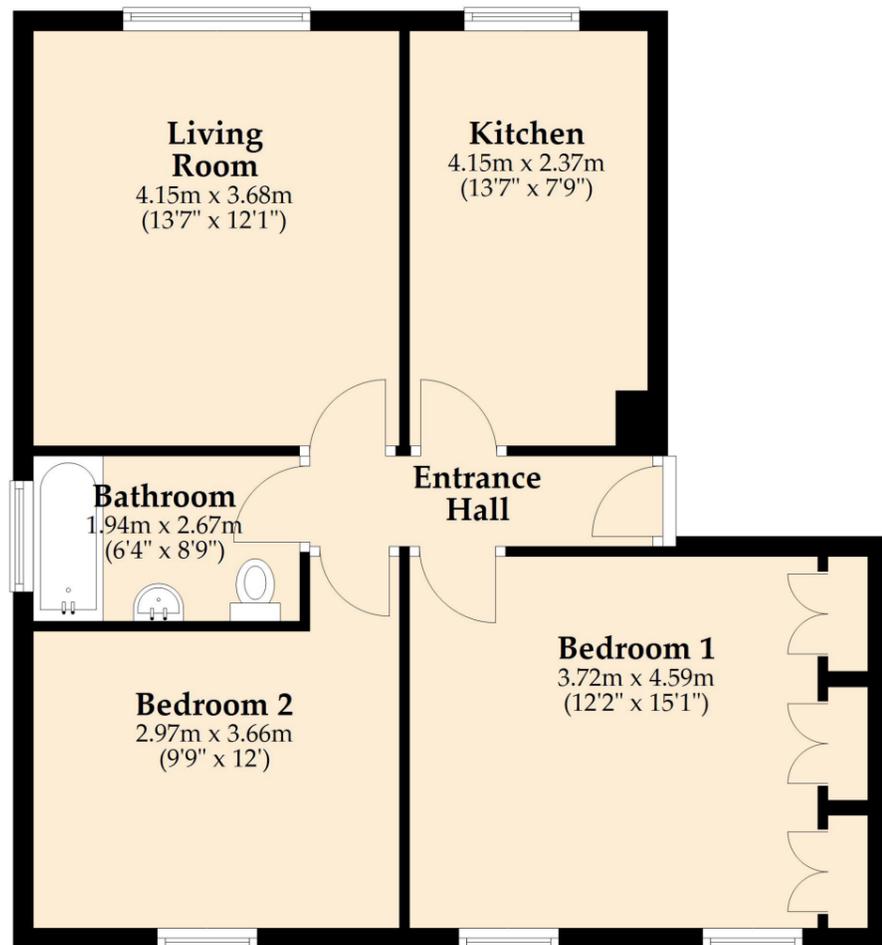


## Second Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)



**Asking Price**  
**£165,000**

**Flat 3, 1 Spencer Street,  
Beverley, HU17 9EG**



### HEATING AND INSULATION

The property has gas-fired 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 held on a leasehold basis with 77 years remaining. The ground rent is £100 per annum.

### COUNCIL TAX

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

### VIEWING

Strictly by appointment with the agent's Beverley office. Telephone: 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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This second floor flat is one of three in this individually built block located between Walkergate (old) and New Walkergate just yards from Beverley's main shopping street Toll Gavel. While it enjoys a central location it is a relatively quiet one with minimal through traffic. The central location also means that the garage is a particularly important part of its appeal. Despite that, it does not scrimp in accommodation with nearly 700 square feet of internal space. The accommodation benefits from gas-fired central heating, uPVC double glazing and briefly comprises: an Entrance Hall, good sized Living Room, spacious Kitchen which could accommodate a dining table, a main Bedroom which is a good sized double with extensive fitted wardrobes, a further good sized second Bedroom and a Bathroom. The property is tenanted and our client would like to sell it with the tenants in situ which is likely to suit investment purchasers.

Bedroom 1 - a spacious double bedroom with extensive fitted wardrobes and two windows to the rear.  
Bedroom 2 - a further double bedroom with a window to the rear.  
Bathroom - a three piece suite in white comprising a panelled bath with swing shower screen and shower over.

**OUTSIDE**

There are 3 garages at the rear of the block with one of the garages belonging to this flat. The access is via Walkergate which some larger cars may find it harder to negotiate though we have not tested this. Potential buyers should take their own view.

Given all that it offers along with the central location we would recommend an early viewing. Please also contact us if you would like further information regarding the tenancy.

**ACCOMMODATION**

- Entrance Hall
- Living Room - a good sized room with a window to the front.
- Kitchen - a good sized kitchen which could accommodate a dining table and has a range of fitted units in white, a gas cooker point and a window to the front.

# Flat 3, 1 Spencer Street, Beverley, HU17 9EG

**DESCRIPTION**  
This superbly located 2 bedroom 2nd floor flat offers stunning views of Beverley Minster and nearly 700 square feet of internal space including two good sized double bedrooms. It also has the benefit of a garage which is particularly advantageous in this very central Beverley location. The property is likely to suit investors. Early viewing is essential to appreciate all that it offers.

**LOCATION**  
The property is situated on a short street that runs between Walkergate and New Walkergate so there is limited traffic movement along Spencer Street except for the small public car park which is situated opposite the apartment block. The property is therefore considered to be part of Beverley's central area. The junction of Walkergate and Toll Gavel upon which many of Beverley shops can be found is just a short distance away. The property is also excellently located for access to Beverley's bus station and railway station. Beverley is a highly regarded market town which provides an extensive range of shops, restaurants, pubs and leisure amenities.

