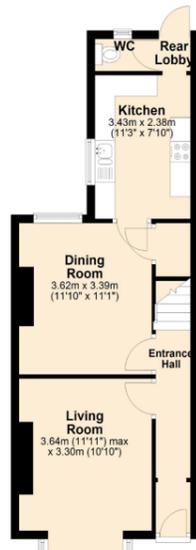


**Ground Floor**  
Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 82.2 sq. metres (884.4 sq. feet)

**First Floor**  
Approx. 39.5 sq. metres (425.0 sq. feet)



**£209,950**

**27 Hull Road,  
Beverley,  
HU17 0PN**

**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**

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 'B' (verbal enquiry only).

**VIEWINGS**

Strictly by appointment with the agent's Beverley office.



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

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**Dee Atkinson & Harrison**



The property is located on the south eastern side of Beverley close to the Becks side area of the town. Local amenities include shops on Becks side, the nearby garage and a Lidl supermarket. Beverley town centre provides a further extensive range of shops, restaurants, pubs, leisure facilities and other amenities. The location benefits from good access to the A164 which provides routes to Hull and connects with the A1079 as well as the wider road network.

#### ACCOMMODATION

Entrance Vestibule

Entrance Hall

Living Room - a spacious room with a bay window to the front and fireplace.

Dining Room - with a window to the rear and covered fireplace.

Kitchen - a range of base and wall mounted units in a modern style including an electric hob, oven and microwave. Stainless steel 1.5 bowl sink and single drainer, window to the side and gas boiler.

Rear Entrance Vestibule

WC - with a low flush WC and window to the rear.

First Floor Landing

Bedroom 1 - a spacious double bedroom with window to the front.

Bedroom 2 - a double bedroom with window to the rear.

Bedroom 3 - a single bedroom currently set up as a study with a range of fitted desk areas and shelving. Window to the rear.

Bathroom - with a three piece suite in white comprising panelled bath with shower over, low flush WC and

pedestal wash hand basin. Window to the side.

#### OUTSIDE

The front of the property is block paved and provides off street parking accessed via metal gates. There is further metal fencing and hedging to the rest of the perimeter. To the rear of the property there is a rear garden which is currently paved and gravelled for ease of maintenance. There are two timber sheds as well as a patio attached to the rear of the house. The garden dog-legs where there is a detached brick built garage with a courtyard door to the garden and an up and over door opening on to the service road at the rear which provides vehicular access.



## 27 Hull Road, Beverley, HU17 0PN

A superb opportunity to acquire a 3 bedroom house with two reception rooms, WC cloaks, off street parking and a detached garage at this very appealing price point. The property has been upgraded over the years and has a newer fitted kitchen but some redecoration is likely to be required as wallpaper has been damaged in various places. Overall though it is good condition and offers excellent comprehensive accommodation.

The 3 bedroom property has a first floor bathroom and benefits from gas-fired radiator central heating and double glazing. There is a good sized block paved off street parking area to the front with hedging and fence to the perimeter. The longer rear garden has two sheds and leads to a detached brick built garage that has vehicular access from the service road at the rear. The internal accommodation briefly comprises: an Entrance Hall, Living Room with bay window to the front, Dining Room, modern fitted Kitchen, rear entrance Vestibule, WC Cloaks, a spacious Double Bedroom, further Double Bedroom, Single Bedroom and a Bathroom.

An excellent family home or even an investment opportunity given all it offers. Offered with no forward chain so an early viewing is highly recommended to avoid missing out.

