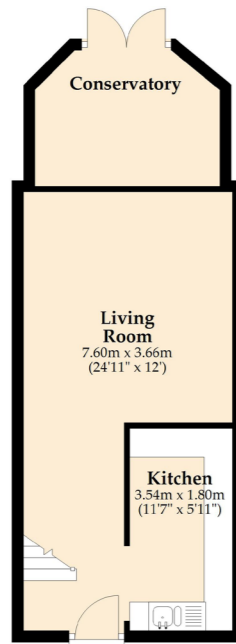
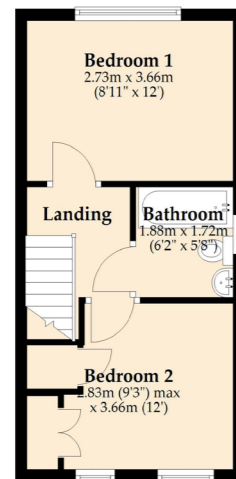


**Ground Floor**  
Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.6 sq. feet)

**First Floor**  
Approx. 27.8 sq. metres (299.4 sq. feet)



**Asking Price**  
**£160,000**

**14 Curlew Close,  
Beverley, HU17 7QN**

**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 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 'B'.

**VIEWING**

Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**



A two bedroom semi detached house that has been a much loved home for some time located in a sought after area of Beverley. The property is likely to appeal to first time and investment buyers as well as downsizers due to its size and location. Many buyers will want to redecorate and update some elements of it but we believe that is adequately reflected in the asking price. Given the size of the plot there may also be some scope for an extension (subject to necessary permissions). With gas fired central heating and uPVC double glazing the property comprises: an Entrance Area that opens onto a good sized Living Room with sliding patio doors to the Conservatory. There is a fitted Kitchen, 2 Double Bedrooms, one with fitted wardrobes as well as a cupboard, and a Bathroom. To the front of the house there are lawned gardens, a driveway leads to a detached garage and there are further gardens to the rear.

Kitchen - fitted with a range of base and wall mounted units in white with a window to the front.

Conservatory - with uPVC double glazing to three sides and French doors to the garden.

First Floor Landing - access to loft.

Bedroom 1 - a double bedroom with a window to the rear.

Bedroom 2 - a double bedroom with a window to the front a fitted wardrobe and built in cupboard.

Bathroom - a three piece suite in white comprising a panelled bath with an electric shower over, low flush WC and wash hand basin. Part tiled walls and window to the side.

A great opportunity to buy a two bedroom property in this area at a very appealing price point with no forward chain. Early viewing is essential.

**OUTSIDE**

Garden, Garage and Parking - with a lawned garden to the front and paved driveway with parking for a number of vehicles which leads to a detached single garage with a door and window to the side. To the rear the garden is mainly paved with borders, a shed and fencing to the perimeter.

**ACCOMMODATION**

Entrance Area - stairs to the first floor.

Living Room - a good sized room with space for a dining table if required and sliding patio doors to the conservatory.

**14 Curlew Close, Beverley, HU17 7QN**

**DESCRIPTION**

A two bedroom semi-detached house occupying an appealing cul-de-sac position in this sought after residential area of Beverley. The house may require some redecoration to suit many buyers' needs but with a garage and garden, and at this price point, it is sure to have wide appeal. No forward chain and early viewing is essential.

**LOCATION**

Curlew Close is located in the Molescroft area of Beverley. It is part of one of the well established developments that leads off Copandale Road. One of the appeals of the location is the open grassed recreational area at the end of Thurlow Avenue that Curlew Close connects to. The area is also considered to offer pedestrian access for most to the town centre, either via Copandale Road then Manor Road, or via Grove Park and Norwood. Beverley is a highly regarded market town that offers an excellent range of shops, pubs, restaurants and leisure amenities that include its famous Westwood and racecourse.

