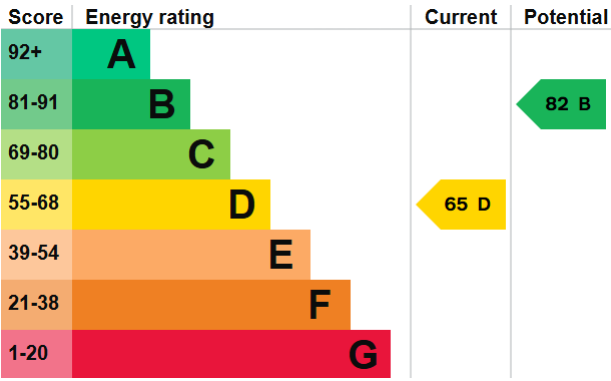
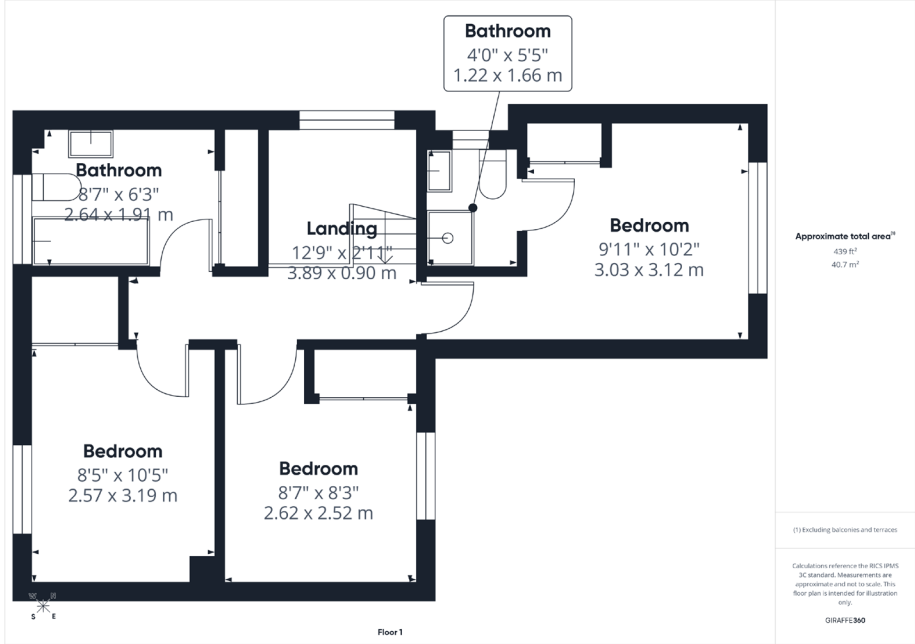
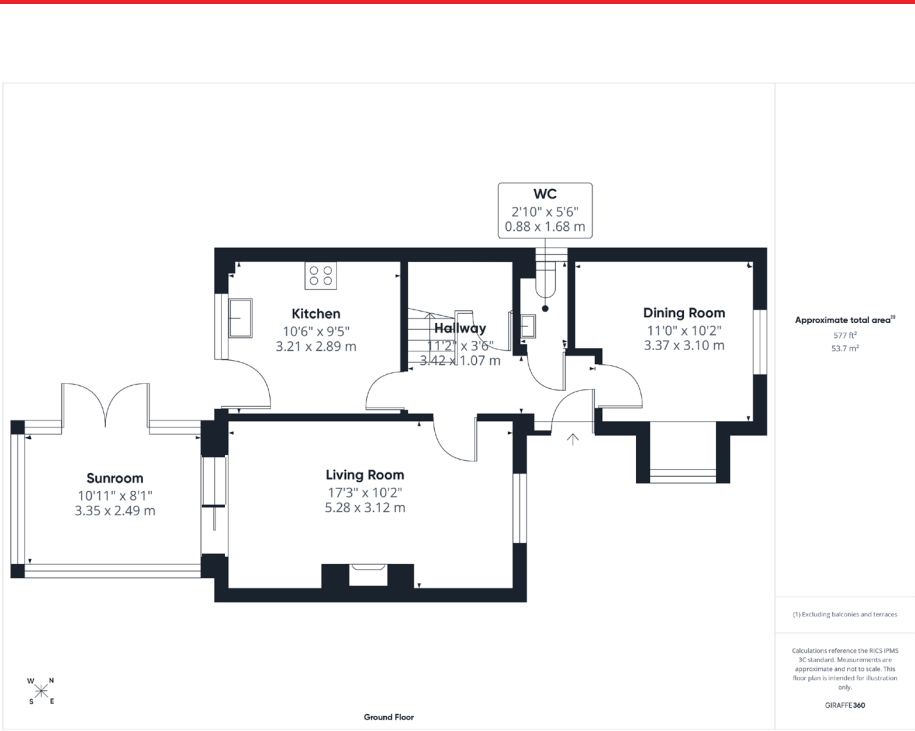




HEATING AND INSULATION
The property has gas-fired radiator central heating and extensive uPVC double glazing.

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 'D'.

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



Asking Price
£299,950

**20 Lichfield Close,
Beverley,
HU17 8PX**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



20 Lichfield Close, Beverley, HU17 8PX

DESCRIPTION

A spacious 3 bedroom detached house on this sought after development off Lincoln Way. The property offers over 1000 sq ft of space and occupies an end of cul-de-sac position which will have wide appeal. The two separate reception rooms also offer flexibility, the master bedroom is en suite and there is no small 3rd bedroom. A much loved home that is offered to the market for the first time in a long time. We expect this to be popular so please view at your earliest opportunity.

This much loved property has undergone a programme of improvement in recent years with a recently fitted kitchen and an en suite. Just the bathroom and some small areas of decorating remain but we believe that its size of over 1000 sq ft, location and layout will have significant appeal. The property benefits from gas fired central heating and extensive uPVC double glazing. The accommodation comprises: an Entrance Hall, WC Cloaks, Living Room with sliding patio doors to a Conservatory, Dining Room, fitted Kitchen with a range of appliances, a Master Bedroom with an en suite Shower Room and wardrobes, 2 further double Bedrooms with wardrobes and a house Bathroom. The area to the front of the property has been attractively block paved providing off street parking for a number of cars and leads up to the brick built garage. There are gardens to the rear and side of the property which are partly laid to lawn but also offer a good sized area of paved patio to both sides of the conservatory and the side of the house. The gardens are south west facing and are quite private in nature.



This 3 bedroom detached house is larger than many houses of a similar type which, combined with its condition, location and all it offers, is likely to make it quite desirable. We highly recommend an early viewing to fully appreciate all that it offers but there is also a 360 degree tour which will provide an excellent initial introduction.

LOCATION

Lichfield Close is a sought after location in the Lincoln way area of Beverley on its southern side. It is located at the end of one the two cul-de-sacs the street has and also has the benefit of a south west facing garden which is quite private in nature. There is a small parade of shops within easy reach including a Co-op convenience store, some takeaways and a doctor's surgery. There is a further range of larger stores at the nearby Morrisons development. Beverley town centre is considered to be within walking distance for many and offers an extensive range of further shops, pubs, restaurants and other local amenities. As it sits on the south side of Beverley any purchaser will be able to take full advantage of the recently completed Jocks Lodge project providing great vehicle access to Hull and the wider road network.

ACCOMMODATION

Entrance Hall - with understairs cupboard and a turn staircase to the first floor.

WC Cloaks - comprising a modern low flush WC with a concealed cistern and a wash hand basin. Window to the side.

Living Room - with an electric fire, window to the front and sliding patio doors to the..

Conservatory - with uPVC double glazing to three sides, 2 radiators and French doors to the garden.

Dining Room - with a box window to the side and a further window to the front ensuring there is considerable natural light.

Kitchen - refitted in 2026 with a range of modern gloss units in white which include a fitted dishwasher, gas hob, electric double oven. washing machine and integrated fridge. There is a stainless steel sink and single drainer as well as a window and door to the rear.

First Floor Landing

Master Bedroom - a double bedroom with wardrobes.

En Suite Shower Room - a recently refitted shower room with a shower unit, low flush WC with a concealed cistern and a wash hand basin with storage underneath. There is a window to the side.

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

Bedroom 3 - a double bedroom with wardrobes and a window to the rear.

Bathroom - a good sized bathroom with a three piece more traditional suite including a panelled bath, low flush WC and wash hand basin. There is a built in cupboard and a window to the rear. The bathroom is probably of a size where it could be refitted to include a separate shower unit as well as the bath.

OUTSIDE

Parking and Garage - there is an attractive area of block paved car hardstanding to the front of the house providing off street parking for a number of vehicles. This also provides access to the brick built garage via an up-and-over door. Power and light is provided.

Gardens - to the rear of the house there is a partly lawned south west facing garden which also offers large areas of paved patio to either side of the conservatory and to the side of the house. There is fencing to the perimeter.

