



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£199,950

**9 Marin Court, Waterside Road,
Beverley, HU17 0UH**

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.



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

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Dee Atkinson & Harrison



A delightful 2 bedroom modern mid townhouse at a lovely waterside location that is likely to suit a range of purchasers. Overlooking Beverley Beck this much loved home benefits from gas fired central heating and extensive uPVC double glazing and briefly comprises: a Living Room, attractively fitted Kitchen, 2 Double Bedrooms and a Bathroom. Its waterside location contributes to a high level of peace and quiet and the internal accommodation is supplemented by a south facing garden and off street parking space. We believe that a range of buyers including first time owners, downsizers, investors as well as those looking for a holiday home or lock-up and leave property will be very interested. An early viewing is highly advisable to appreciate all it offers as well its delightful position but we do have a 360° tour which will provide an excellent insight before or in addition to that.

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

Bathroom - a three piece suite in white comprising a panelled bath with swing shower screen and shower over, low flush WC and pedestal wash hand basin. Part tiled walls and built in cupboard.

OUTSIDE

There is a south facing garden to the rear with a fence to the perimeter. The garden is gravelled for ease of maintenance and has a gate leading to the parking area at the rear.

Parking - there is a parking space in the area to the rear of the house. Waterside Road also provides on-street parking with no permit required and usually has a good level of space available.

ACCOMMODATION

Living Room - with a window to the front and stairs to the first floor.

Kitchen - an attractively fitted kitchen with a range of base and wall-mounted Shaker style units including a stainless steel sink and single drainer. Window and door to the rear.

First Floor Landing

Bedroom 1 - a double bedroom with two windows to the front.

9 Marin Court, Waterside Road, Beverley, HU17 0UH

DESCRIPTION

A very well presented 2 bedroom modern mid townhouse occupying a delightful position overlooking Beverley Beck. With two double bedrooms the property also benefits from a modern kitchen and bathroom. There is a south facing garden and an off street parking space. This delightful waterside home may be ideal for first time buyers, downsizers, investors and those looking for a lock-up and leave property in Beverley. Early viewing is essential.

LOCATION

The property forms part of a modern mews development situated between Waterside Road and Beverley Beck. Waterside Road is a relatively quiet route which, combined with its position fronting onto the beck, means it is a quiet place to be. The location is considered to provide good access to Beverley town centre including pedestrian access. Beverley is an attractive market town and provides an extensive range of shops, restaurants, pubs and leisure amenities. In the locality there is a petrol forecourt and shop nearby and an Aldi and Lidl within walking distance. The nearby A164 and A1174 provide good access to many parts of Hull and also to the wider road network.

