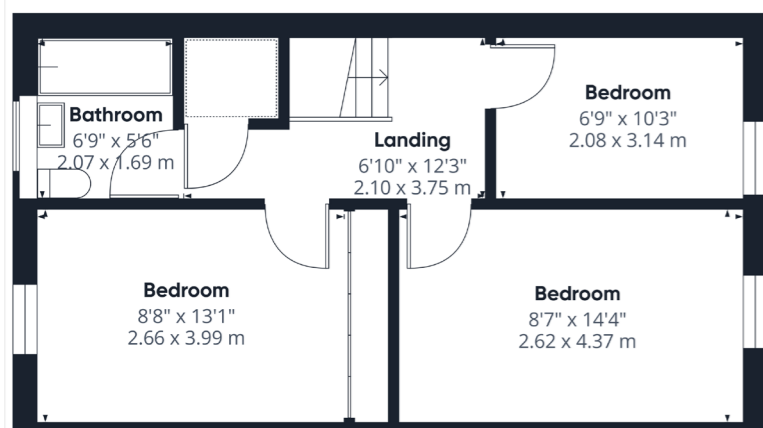


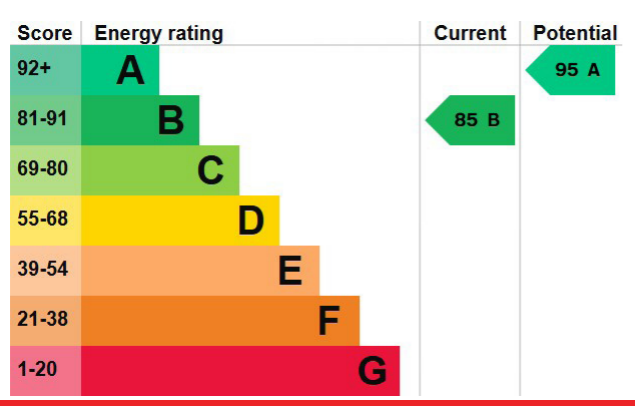
Approximate total area*
425 sq ft
42.3 m²

(*) Excluding balconies and terraces
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
DRAFT 360



Approximate total area*
424 sq ft
39.4 m²

(*) Excluding balconies and terraces
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
DRAFT 360



Asking Price
£235,000

**2 Constable Close,
Beverley,
HU17 0FR**

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.

SERVICE CHARGE
There is an annual service charge payable in 2 instalments which is approximately £300 per annum.

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 'C'.

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



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.

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LOCATION

The property enjoys a cul-de-sac location on a well regarded development that formed part of the Flemingate Scheme. As such it provides excellent access to the shopping and leisure amenities that were also part of the scheme. The railway station is almost as close and Beverley Leisure Centre is located on the other side of the Flemingate development. The town centre itself lies just beyond the railway station. Beverley is a highly regarded East Yorkshire market town and in fact the county town of the area. As well as its famous Minster and Westwood Pastures it is known for its range of shops, restaurants, pubs and leisure amenities. Beverley's bus and railway stations provide good public transport links and the A164 which connects to the eastern end of Grovehill Road gives excellent road connections to Hull and the wider road network.

ACCOMMODATION

Entrance Hall - two storage cupboards.

WC Cloaks - with a low flush WC and wash hand basin.

Living Room - a good sized living room providing ample space to accommodate a dining area which also has an electric fireplace as well as a door and window to the rear.

Kitchen - with a range of base and wall mounted units incorporating a fridge freezer, electric oven, gas hob and cooker hood. There is a stainless steel 1.5 bowl sink and single drainer, plumbing for a dishwasher and washing machine, and a window to the front.

First Floor Landing - built-in cupboard.

Bedroom 1 - a double bedroom with a window to the front and fitted wardrobes.

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

Bedroom 3 - a decent single bedroom with a window to the rear.

Bathroom - a three piece suite in white comprising a panelled bath with shower over and swing shower screen, low flush WC and pedestal wash hand basin. Extensively tiled walls and window to the front.

OUTSIDE

Parking - there are two designated parking spaces to the front of the property.

Garden - to the rear of the house the west facing garden is largely paved with some beds and gravelled areas. There is a fence and brick wall to the perimeters and a gate gives access to the rear pathway.

Solar Panels - the property has solar panels which contribute towards heating the hot water.

2 Constable Close, Beverley, HU17 0FR

DESCRIPTION

This modern mid town house offers well proportioned 3 bedroom accommodation. It is in excellent condition and located in a sought after central Beverley location. Sitting just east of the town centre, the property provides excellent access to the railway station, Flemingate Centre, Beverley College and the Leisure Centre, as well as the town centre itself with its wide range of shops and restaurants. With two parking spaces to the front of the property and a west facing garden that is quite private in nature, it has much to offer. This town house provides nearly 900 sq ft of internal space and will appeal to a range of purchasers from investors to families as well as downsizers. There is double glazing including uPVC to the rear windows and gas-fired central heating. The property also has solar panels which contribute towards heating the hot water. The accommodation comprises: an Entrance Hall, WC Cloaks, spacious Living Room, fitted Kitchen, First Floor Landing, 2 Double Bedrooms, a decent Single Bedroom and a Bathroom.

Offered with no forward chain, an early viewing is highly recommended. Short of that we do have a 360 degree tour available which will provide an excellent insight into what it offers.



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