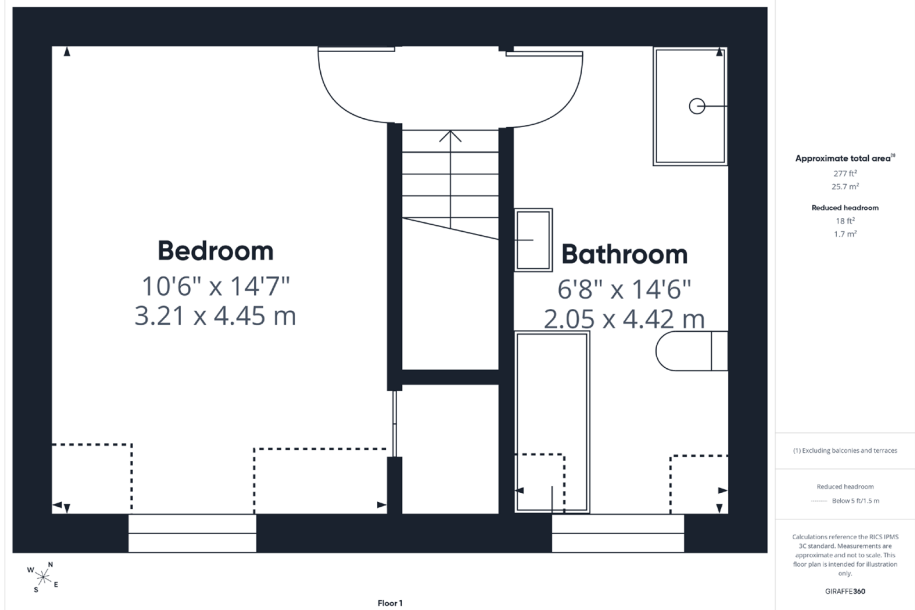
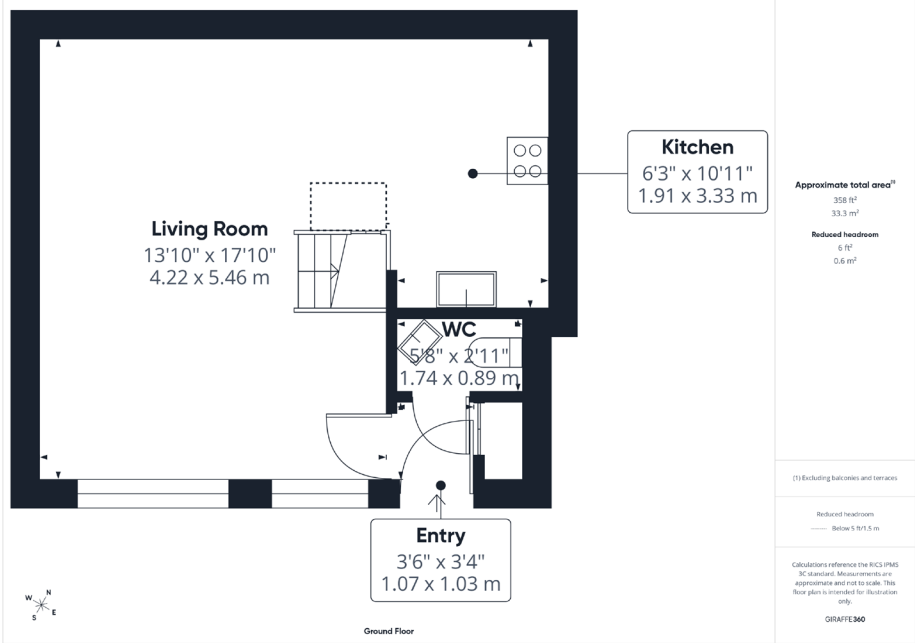




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has electric heating and uPVC double glazing.

SERVICES
Mains water, electricity and drainage 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 'A'.

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



Asking Price
£195,000

**4 Newbegin,
Beverley,
HU17 8EG**



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

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Dee Atkinson & Harrison



4 Newbegin, Beverley, HU17 8EG

DESCRIPTION

A lovely little cottage style property in the heart of Beverley but shielded from much of the noise and bustle by its set back position. With its secluded but central location and its large, but small number of individual rooms, it is likely to appeal to downsizers, first time buyers and those looking for a holiday home, possibly to let out. A very rare opportunity to acquire something like this in central Beverley and early viewing is essential. There is no forward chain.

This delightful property overlooks its private courtyard set behind road fronting buildings on the corner of Lairgate and Newbegin. Despite its period setting, the accommodation is more modern and while it is likely to require some updating, we believe that will be more decorative than the fabric. While it is modern inside it is made up of period style bricks so it blends in with the neighbouring properties and has a very pretty frontage. The property has been let out for some time and while that may be of interest to some buyers, we think it will also be of interest as a home or holiday home.



The attractive largely block paved courtyard provides appealing outside space and is private (but for the neighbouring properties which have access rights for maintenance of their properties). With electric heating and uPVC double glazing the accommodation comprises: an Entrance Hall and a spacious Living Room that opens onto a fitted Kitchen. To the first floor there is a spacious Double Bedroom and large Bathroom with separate shower. Some buyers may look to rearrange the accommodation, particularly upstairs to suit their specific requirements, subject to necessary permissions.

With no forward chain it is all the more necessary to make an early appointment to view this really interesting property and avoiding disappointment. We do also offer a 360 degree tour that will provide an excellent insight into all that the property offers.

LOCATION

The property is located on the corner of Newbegin and Lairgate and set behind the period properties that front onto the road. As such, it is yards from Beverley's famous Saturday Market so all that Beverley offers in terms of restaurants, independent shops, pubs and leisure opportunities including its famous Westwood and the racecourse are within walking distance. The centrally located bus and railway stations are also within easy reach.

ACCOMMODATION

Entrance Hall

WC Cloaks - low flush WC and wash hand basin.
Living Room - a spacious living room with two

windows to the front and a turn staircase to the first floor. It opens onto the...

Kitchen - with a range of base and wall mounted units that include a fitted electric oven and hob as well as a filter canopy, a stainless steel 1.5 bowl sink and a single drainer. There is also plumbing for an automatic washing machine.

First Floor Landing

Bedroom - a good sized double bedroom with a window to the front and access to under eaves storage.

Bathroom - there is a good sized bathroom with a four piece suite including a panelled bath, separate shower unit, low flush WC and pedestal wash hand basin. Part tiled walls and a window to the front.

OUTSIDE

There is a courtyard to the front of the property, which is enclosed and private, accessible only from the gate to Newbegin. The courtyard is largely block paved but there are some attractive reclaimed stone flagstones in the centre of it.

Parking - there is a small amount of on street permit parking available on Newbegin near to the property, some on Lairgate and then further parking spaces on Westwood Road, Albert Terrace and St Mary's Terrace.

NB: While the courtyard is private, the neighbouring properties do have a right of access for maintenance of properties.

