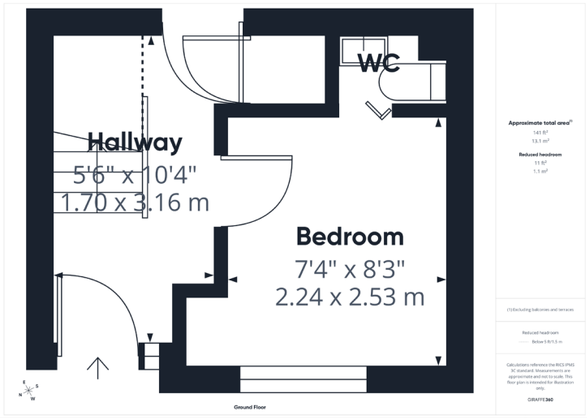

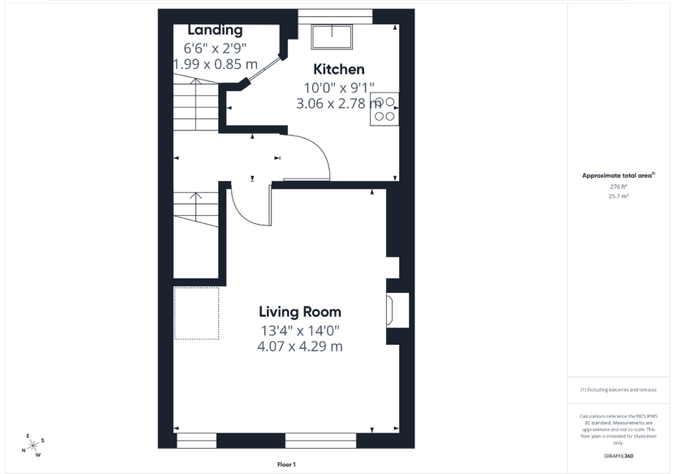

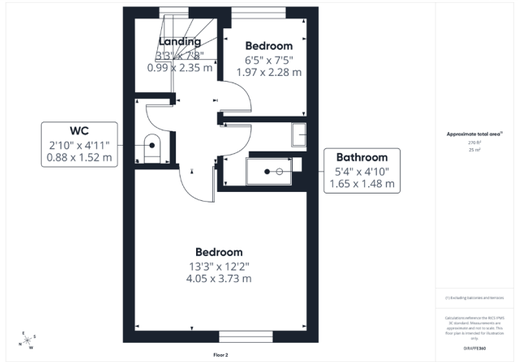

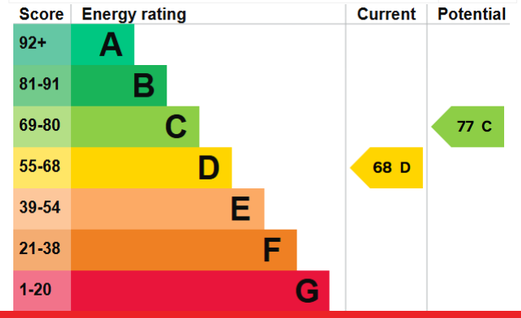

HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

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 'C'.

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

Asking Price £210,000

4 Minster Yard South, Beverley, HU17 0UA

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

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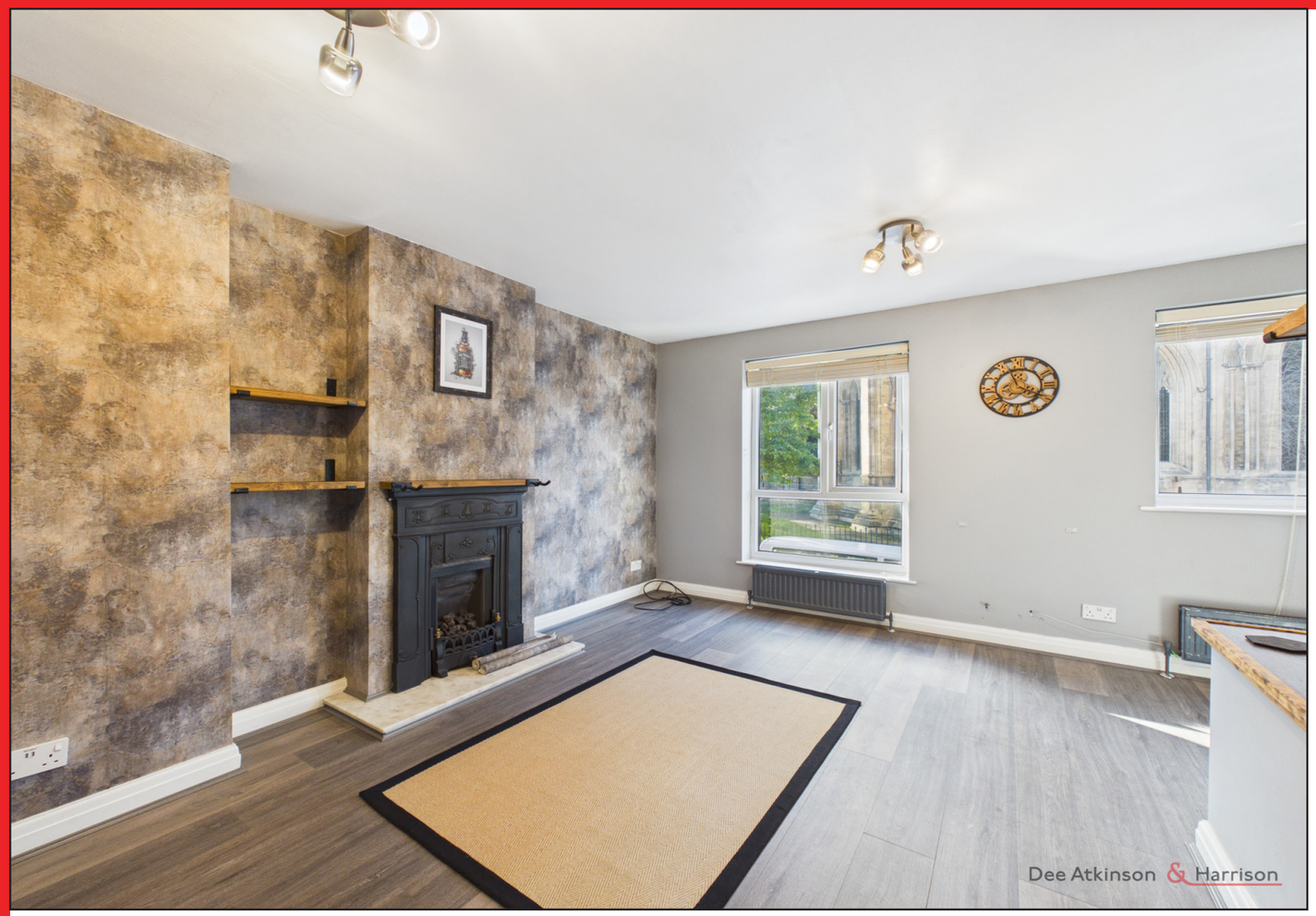

4 Minster Yard South, Beverley, HU17 0UA

DESCRIPTION

A 3 bedroom modern mid town house occupying a central Beverley location that affords it views of the south-east side of the town's famous Minster. The property offers accommodation over 3 floors and has parking to the rear. It will appeal to owner occupiers and investment purchasers due to its superb location. No forward chain.

This appealing property offers modern town house living in the centre of Beverley. The house is laid out over 3 floors and offers 3 bedrooms (2 doubles and a single). There is a living room and fitted kitchen on the first floor. It is the position of the property though that is possibly the most appealing aspect, being located just over the road from Beverley's famous Minster. Everything else that central Beverley offers is just a short walk along Eastgate or Highgate, including the railway station. Despite its central location it has an off street parking space to the rear.

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LOCATION

Minster Yard South is, as its name suggests, located on the south side of the town's famous Minster and the property is situated close to where it joins Flemingate and Eastgate. It therefore benefits from views of the Minster but is also ideally located for access to all that the town centre provides. Beverley benefits from an excellent range of shops, pubs, restaurants and other amenities within its charming streets. This property provides excellent access to all of that. Beverley railway station is also just a short walk away.

ACCOMMODATION

Entrance Hall - with a door to the rear and a built in cupboard.

Bedroom - window to the front and a door to...

En Suite WC - with a low flush WC and wall mounted wash-hand basin.

First Floor Landing - stairs to the second floor.

Living Room - 2 windows to the front offering views of the Minster. Fireplace.

Kitchen - a range of base and wall mounted units with an electric oven and hob. Ceramic 1.5 bowl sink and single drainer, and a window to the rear.

Second Floor Landing - with a window to the rear.

Bedroom - a double bedroom with a window to the front offering views of the Minster. Range of fitted wardrobes.

Bedroom - a single bedroom with a window to the rear that would also make an excellent study, nursery or dressing room.

Shower room - walk in shower and a wash-hand basin with storage under. Fully tiled walls.

Separate WC - with a low flush WC.

OUTSIDE

Parking - there is a parking space in the car port area at the rear of the house as well as communal parking area which is available on a first come first served basis.