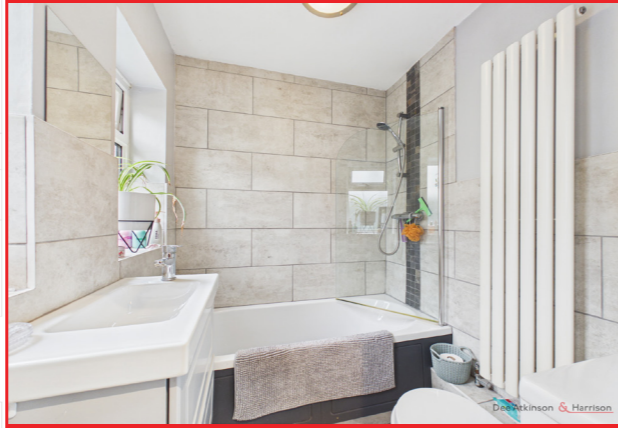


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£149,950**

**16 Cherry Tree Terrace,  
Beverley,  
HU17 0EN**

**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 'A'.

**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**



With gas fired central heating and uPVC double glazing the accommodation comprises: a spacious Living Room which opens onto an attractively fitted Kitchen, an inner Hallway and an attractively fitted Bathroom with a shower over the bath. To the first floor is a good sized Double Bedroom and a further Single Bedroom. There is a front garden which has a high fence to the surround and a traditional walled yard to the rear.

A really lovely end terraced cottage style property conveniently located for much that central Beverley has to offer as well as the Flemingate Centre and Beverley railway station. It is likely to suit range of buyers from first time to investment buyers as well as those looking to downsize so early viewing is essential, but we do also have a 360 degree tour available which will provide an excellent introduction to it.

**LOCATION**

The property is located just off Cherry Tree Lane (which itself leads from Grovehill Road) so is ideally situated for access to Beverley town centre, its railway station, the Flemingate Centre and Beverley Leisure Centre. 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 Beverley 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 giving excellent road connections to Hull and the wider road network.

**ACCOMMODATION**

Living Room - a good sized room with a window to the front and feature fireplace (no fire). It opens onto...

Kitchen - an attractively fitted kitchen that benefits from being open to the living room. It has a range of base and wall mounted units which incorporate an electric hob and oven. There is a sink and drainer as well as plumbing for an automatic washing machine. Window and door to the side.

Inner Hallway - window to the side and useful space for a fridge freezer.

Bathroom - a three piece modern style suite comprising a panelled bath with shower over and shower screen, low flush WC and wash hand basin with storage under. Extensively tiled walls and 2 windows to the side.

First Floor Landing

Bedroom 1 - a spacious double bedroom with a window to the front.

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

**OUTSIDE**

There is a front garden with an area of lawn and planting that has a higher fence to the perimeter to make it more useful as garden space. There is a further yard to the rear with a fence to the perimeter, a timber storage space and a gate to the side.

**16 Cherry Tree Terrace, Beverley, HU17 0EN**

**DESCRIPTION**

A well presented 2 bedroom end terrace period cottage style property in this popular location that is very convenient for access to all that Beverley town centre has to offer. The property has been much improved by the current owner and in addition to its end terrace position, private front garden and convenient location it has lots of character which will appeal to a range of buyers.

This appealing property has lots of character and the opening up of the wall between the kitchen and living room just adds to its appeal. There is an enclosed more traditional front garden as well as a rear yard meaning its outside space provision is more than you would expect for a property of its type. It is the end property of a terrace that is cottage like in style and the terrace faces a mirror image terrace on the opposite with a path, rather than a road between them. As most properties of this style, size and price point are 'flat to the road' we think this will be a real point of difference that will appeal to buyers.



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