



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

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



£395,000

6 Eastgate, Beverley



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# 6 Eastgate, Beverley, HU17 0DT

This charming Grade II listed central Beverley property has a surprising amount of space hidden behind its pretty frontage with over 1500 sq ft of accommodation over 3 floors. There is lots of character including a lovely bow window to the part which will have originally been a shop front, and well proportioned rooms including 3 bedrooms, two spacious reception rooms, a shower room and bathroom as well as two other open rooms on the first and second floors which would provide extra living space or work areas. This charming property also features views of the Minster from the rear windows and the appealingly sized (for a town centre property) garden. No forward chain and early viewing is essential.

This lovely Grade II listed property is believed to date from the 18th century (according to English Heritage listing) and was probably 2 properties at one time. It offers a significant amount of living space at around 1500 sq ft over 3 floors with good-sized rooms throughout. The accommodation has been modernised with central heating, and double glazing to many windows but retains significant character particularly to the first floor where exposed beams are evident along with a period fireplace. There are two good-sized reception rooms to the ground floor along with a spacious double bedroom with an en suite shower room which may appeal to purchasers with an eye on future proofing. To the first floor there is a large room open to the staircase which might provide an extra living room or work area. There is a further double bedroom to this floor and a bathroom. On the second floor there is a further bedroom that may accommodate a double bed with some headroom restriction and a further room which is again open to the staircase and may also provide a study. There is also considerable built-in storage on this floor, both under the eaves and in the fitted cupboards. To the rear of the house there is a lovely south-west facing mature garden with some rustic brick walls to the perimeter, lawn, borders and patio areas. The property has double glazing to a number of the windows and is gas centrally heated.

Only an internal inspection will provide a full understanding of the appeal of this lovely property but we do have a 360 degree tour available which will provide an excellent insight in the first instance.



## LOCATION

The property is located on Eastgate, one of the original roads in the historic town of Beverley. Wednesday Market lies just yards away, the Minster sits at the other end of Eastgate and Beverley railway station is just a short walk along Trinity Lane which joins Eastgate, again only a few yards away. Beverley is a highly regarded Georgian market town and the county town of East Yorkshire. It offers an excellent range of independent and high-end shops, a wide range of restaurants, pubs and leisure facilities including the Westwood and its racecourse.

## ACCOMMODATION

### Ground Floor

Entrance Vestibule

Dining Room - a spacious room with window to the front and stairs to the first floor.

Living Room - another spacious room with a large period bow window to the front, thought to be the original shop window. Fireplace.

Kitchen - a fitted kitchen with a range of units in white, sink and drainer, and plumbing for a dishwasher and washing machine. Three windows to the rear and stable door to the garden.

Bedroom - a spacious double bedroom with split level floor, window and glazed door to the side as well as a further window to the opposite aspect.

En Suite Shower Room - a walk-in shower enclosure and pedestal wash-hand basin. Door to WC.

### First Floor

Open Reception Area - a spacious area that is open to the stairs but which could provide an excellent additional living area or workspace. Exposed beams to the ceiling, period basket fireplace, window to the front and a small window to the rear. Potential to be converted to a bedroom subject to the necessary permissions. Stairs to the second floor.

Bedroom - a double bedroom with a window to the front. Exposed beams.

Bathroom - a three piece suite in white with a low flush WC, wash-hand basin inset to a vanity area with storage under and a 'P' shaped bath with shower over and swing shower screen. Window to the rear and extensive tiling. Exposed beams to the ceiling.

## Second Floor

Landing - another good-sized open landing area that would provide a useful work space.

Bedroom - a bedroom that may accommodate a double bed but with some restriction to the head height. Access to under eaves storage and fitted wardrobes. Window to the rear.

## Outside

To the rear of the property there is a surprisingly good-sized mature garden with an area of lawn beds, borders, patio areas. There is also an attractive brick wall to the perimeter and a gate to the side giving access to Eastgate via a right of way over a neighbouring property.

