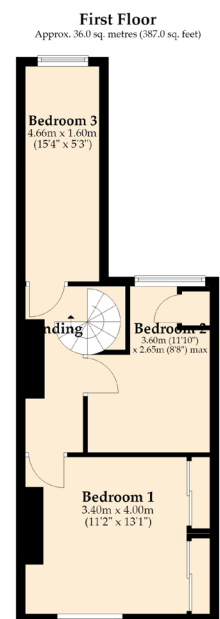


Total area: approx. 79.5 sq. metres (855.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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 'B'.

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



Asking Price
£155,000

68 Wilbert Lane,
Beverley,
HU17 0AL



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.

Dee Atkinson & Harrison



68 Wilbert Lane, Beverley, HU17 0AL

DESCRIPTION

This three bedroom bay fronted period mid terrace house is located on Wilbert Lane which is one of Beverley's sought after town centre residential streets. The property has been let out for some time and would now benefit from some updating which we feel is reflected in the price, but it offers excellent space at this level of the market in such a central location. A great opportunity for first time and investment buyers but also downsizers. No forward chain so early viewing essential.



Wilbert Lane is so central to Beverley that the entrance to the M&S food hall car park, sits at one end of it (though none of that traffic will impact this end!). It is largely made up of period terrace houses and obviously provides excellent access to the town centre but also to the nearby railway and bus stations. The house provides excellent space for this price in such a central location. While it would benefit from some updating it is perfectly liveable and would make an excellent project. With gas central heating and uPVC double glazing the accommodation comprises: a spacious Living Room, Kitchen, Bathroom, a double Bedroom with extensive fitted wardrobes and two further Bedrooms. There is a forecourt to the front of the property, and a block paved yard to the rear.

This excellently located terrace house is offered with no forward chain so an early viewing is essential.

LOCATION

The property lies in a traditional residential area of Beverley, just north of the town centre. The railway station is just a couple of minutes' walk east and the bus station is slightly further to the west. It therefore provides excellent access to all the amenities that Beverley is renowned for such as pubs, restaurants, shops and leisure facilities.

ACCOMMODATION

Living Room - a spacious living room with a bay window to the front, fireplace with a cast iron stove and a spiral staircase to the first floor.

Kitchen - a larger kitchen than many houses of this type with a range of base and wall mounted units in white, stainless steel sink and single drainer and space for an electric cooker. Window and door to the rear.

Bathroom - a three piece suite in white with a panelled bath, low flush WC and pedestal wash hand basin. Two windows to the side.

First Floor Landing

Bedroom - a double bedroom with a window to the front and extensive fitted wardrobes with sliding mirrored doors.

Bedroom - with a fitted cupboard housing a gas boiler and hot water tank.

Bedroom - with a window to rear. We believe some purchasers may wish to fit a bathroom into this room, freeing up the bathroom downstairs for other purposes.

OUTSIDE

There is a forecourt to the front of the house. To the rear there is a block paved yard with fencing to the perimeter.