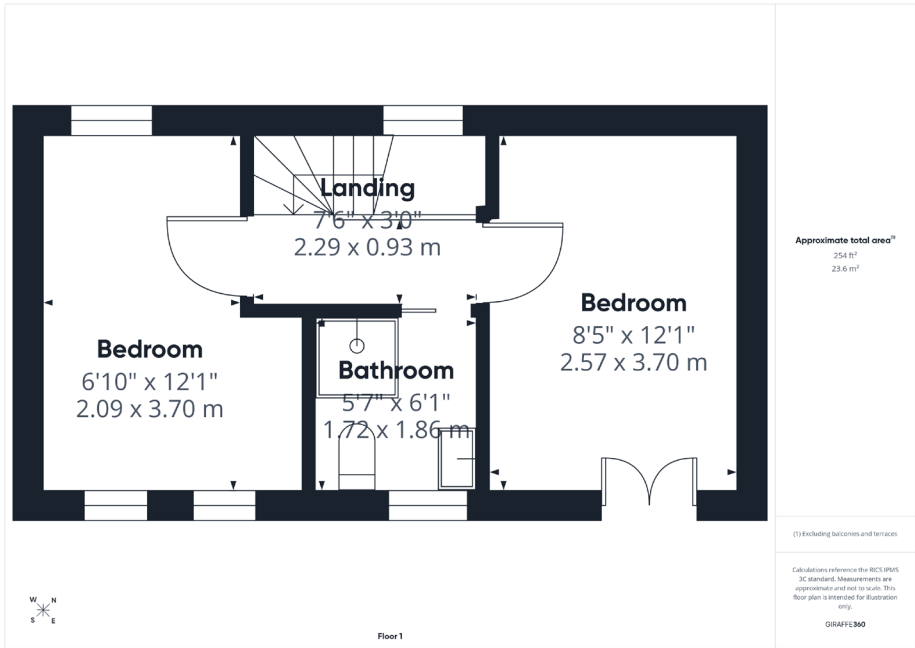




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C

89 B



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
£225,000

**27A Ladygate,
Beverley,
HU17 8BH**



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

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Dee Atkinson & Harrison



27a Ladygate, Beverley, HU17 8BH

DESCRIPTION

A very well presented two bedroom mews style house set within a secure courtyard development in Beverley town centre. The development is an attractive conversion of period buildings set around a courtyard which has secure gated access. This lovely property could well suit downsizers, investors or those looking for a holiday home in central Beverley. Early viewing is essential.

Complete in 2020 this attractive conversion forms part of a small mews style development. Located on Ladygate which is a quiet road despite its central location, the property sits within the development so has no road frontage, making it ideal for those looking for extra security and a quiet but central location. The property principally overlooks the central courtyard but does have some windows to the rear aspect as well. There are French doors from the living area onto the courtyard and the main bedroom also has French doors with a Juliet balcony. The modern well presented accommodation benefits from uPVC double glazing as well as gas fired central heating and briefly comprises: a Living Room which opens onto a Dining Kitchen with a range of attractive Shaker style units which include some fitted appliances.



To the first floor there is a Double Bedroom, a good sized Single Bedroom (which is currently used as study) with extensive wardrobes and a Shower Room.

The principal appeal of this lovely property is its quiet but central location but potential purchasers will also appreciate the very modern accommodation that remains in excellent condition. Early viewing is essential but we also have a 360 degree tour available that will provide an excellent overview in the first instance.

LOCATION

The property forms part of a courtyard development completed in 2020 that is located on Ladygate in central Beverley. Despite connecting to and running alongside Beverley's bustling Saturday Market, Ladygate is a relatively quiet road with few vehicle movements along it. Its location means that all central Beverley has to offer in terms of shops, pubs, restaurants and other amenities including its famous Westwood, Minster and racecourse are within easy reach. The bus and railway stations are also close-by.

ACCOMMODATION

Living Room - with French doors opening onto the central courtyard and another window on the opposite aspect. Stairs to the first floor with an understairs cupboard housing plumbing for a washing machine. The living room opens onto the...

Kitchen - an attractively fitted kitchen with a range of base and wall mounted Shaker style units in a grey colour including a fitted dishwasher, electric hob, electric oven, microwave and space for a fridge freezer. Resin sink, single drainer and marble style work surface. Window and door to the front.

First Floor Landing - with a glazed balustrade and window to the rear.

Bedroom 1 - a double bedroom with French doors and a Juliet balcony to the front.

Bedroom 2- a good sized single bedroom with extensive wardrobes, two windows to the front and a window to the rear. This room is currently used as a study.

Shower Room - a modern fitted suite with a low flush WC, pedestal wash hand basin and shower unit. Window to the front and half tiled walls.

NB: We are aware that the owner of the property contributes on an ad hoc basis to work that might be required around the courtyard area and to the entry gates.

