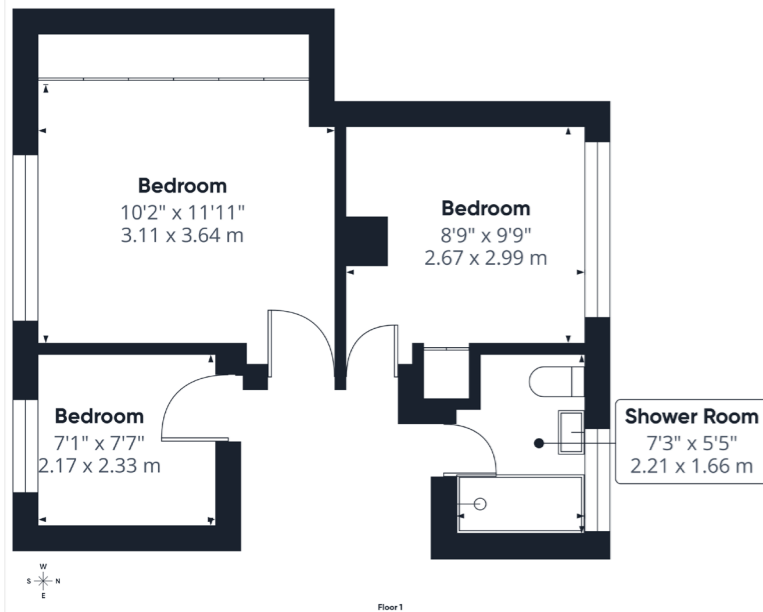


Approximate total area*
363 sq ft
33.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRM/FJ/360



Approximate total area*
334 sq ft
31.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRM/FJ/360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£234,995

**9c Eden Close,
Beverley, HU17 7HE**

HEATING AND INSULATION

The property has gas-fired radiator central heating and extensive 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.



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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



This traditional 3 bedroom end town house occupies a cul-de-sac location in the highly regarded Molescroft area of Beverley. With its great location, close proximity to the highly regarded St Mary's C of E Primary School, a driveway, garage and rear garden it will tick a lot of boxes. An added feature is the larger than expected main bedroom which benefits from some extra space as it extends over a passageway which the neighbouring property uses to access its rear garden. The property benefits from gas fired central heating and extensive uPVC double glazing. The accommodation briefly comprises: an Entrance Hall, Living Room, Dining Room, fitted Kitchen, 2 Double bedrooms, a Single Bedroom and Shower Room. There are gardens to the front of the property, a driveway leads to a detached garage and there are further gardens to the rear.

As properties in this location are always sought after, early viewing is advisable but we do also offer a 360 degree tour which will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - with a bay window to the front.

Dining Room - with French doors to the garden and an archway to the...

Kitchen - a range of base and wall mounted units, electric cooker point, plumbing for dishwasher, a built in cupboard, windows to side and rear, and a door to the side.

First Floor Landing - window to the side.

Bedroom 1 - larger than you would expect as it extends over a passageway that gives the neighbouring mid town house access to their rear garden. Window to the front and extensive fitted wardrobes.

Bedroom 2 - a double bedroom with a window to the rear and built in cupboard.

Bedroom 3 - a single bedroom with a window to the front.

Shower Room - with a modern three piece suite in white comprising walk-in shower unit, low flush WC and pedestal wash hand basin. Part tiled walls and window to the rear.

OUTSIDE

Driveway and Garage - a driveway leads past the side of the property to a single detached garage at the rear which has a window and courtesy door to the side.

Gardens - there is a small garden to the front of the property and further gardens to the rear which have an area of artificial lawn, bark chipped borders and fencing to the surround.

9c Eden Close, Beverley, HU17 7HE

DESCRIPTION

A three bedroom end town house occupying a cul-de-sac location in this well regarded residential area of Beverley. With St Mary's C of E Primary School almost on its doorstep, it will be of particular interest to families but a wider range of buyers as well. Early viewing is highly advisable.

LOCATION

The property lies to the north of Beverley town centre in the highly regarded Molescroft area. Its location means it provides great access to the town centre and it should be within a comfortable walk for most. It is also close to the highly regarded St Mary's C of E Primary School which is on Eden Road which Eden Close comes off. There are a number of local shops on Woodhall Way which are extensively supplemented by all those within Beverley town centre. Beverley is a sought after Georgian market town and the county town of the East Riding of Yorkshire. It provides an extensive range of shops, restaurants and leisure facilities including its famous Westwood and racecourse.



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