

**Asking Price**  
**£290,000**

**27 Beverley Parklands,**  
**Beverley, HU17 0RA**

**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 'D'.

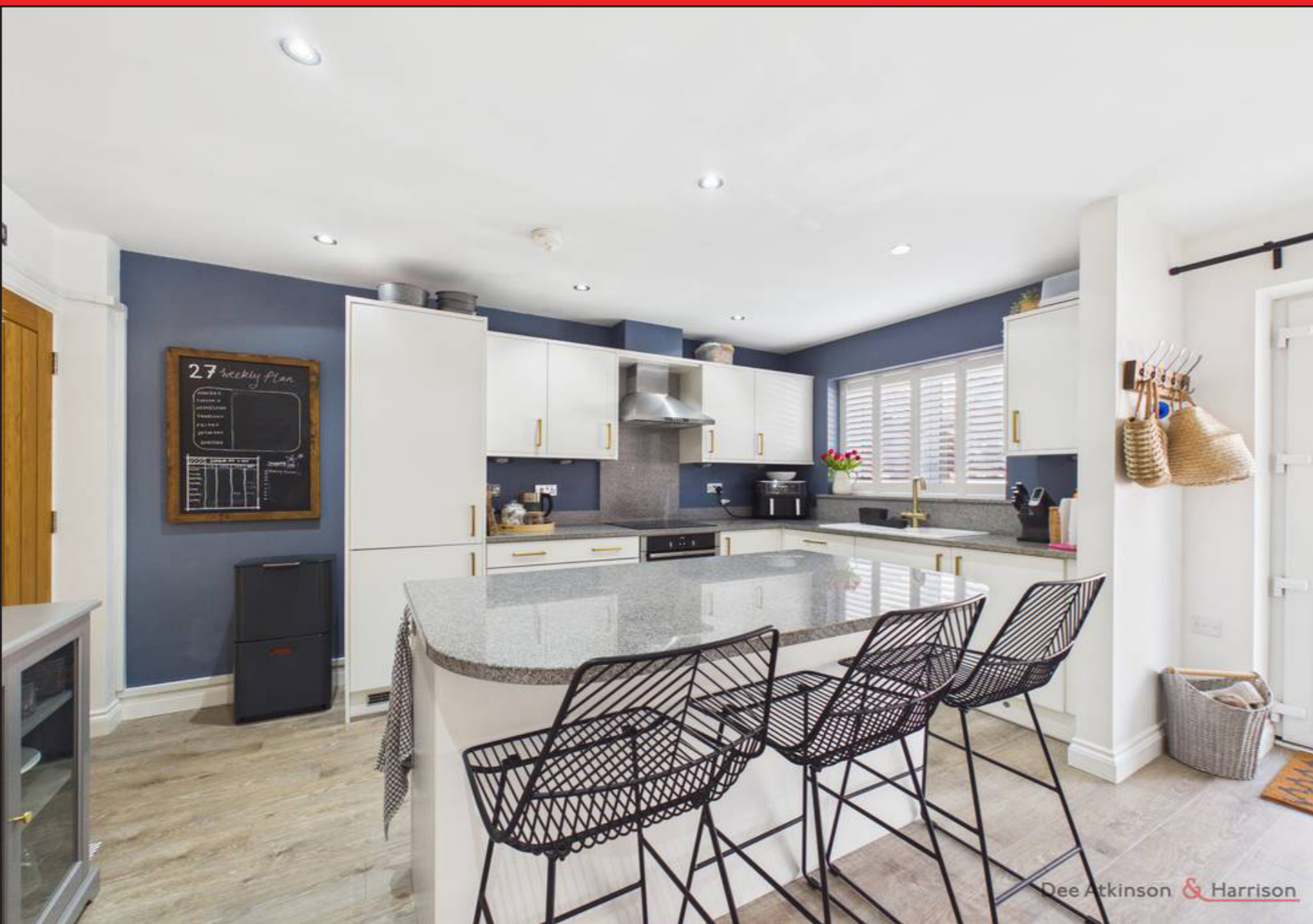
**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



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

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**Dee Atkinson & Harrison**



This stunning modern mid town house is laid out over three floors and offers spacious accommodation including 3 double bedrooms. The property was originally 4 bedrooms but rearranged by the current owner to its very comfortable layout that also includes the master suite to the second floor. Built by the well regarded local builder Risby Homes the property has an excellent EPC rating of 'B'. Other changes by the current owner include relocation of the WC cloaks from adjacent to the kitchen, where a utility room has been created, to a location off the hallway. With gas-fired central heating and uPVC double glazing the accommodation comprises: a stylish Kitchen with a central island and quartz style worktops, a Utility Room, inner Hallway, WC Cloaks and an attractive Living Room opening onto a Dining Room with bifold doors to the garden. To the first floor are 2 Double Bedrooms and an attractively fitted Bathroom. To the second floor is a Master Bedroom suite with a spacious Double Bedroom, good sized En Suite Shower Room and a large walk-in cupboard. There is an open plan lawn to the front and attractive garden to the rear with a stylish patio and an area of decking. Behind that sit two parking spaces.

A really lovely and comfortable modern home of which a viewing is essential to fully appreciate all that it offers but we do also have a 360 degree tour available which will provide an excellent insight.

#### ACCOMMODATION

**Kitchen** - a stylish kitchen with a range of modern units topped with a quartz style work surface and integrated appliances including a dishwasher, fridge freezer, electric hob and oven. Sink and drainer, door and window to the front.

**Utility Room** - with plumbing for washing machine and fitted storage.

**Inner Hallway** - stairs to first floor.

**WC Cloaks** - with a low flush WC and wash hand basin.

**Living Room** - with a fireplace currently housing an electric stove style heater, fitted cupboard and squared archway to...

**Dining Room** - with a vaulted ceiling and 2 velux style windows enhancing the light provided by the bifold doors that open onto the garden. Attractively fitted cupboard units providing useful storage.

**First Floor Landing** - stairs to the second floor and built in cupboard.

**Bedroom 2** - formerly 2 bedrooms and now converted into one good sized double room with two windows to the rear.

**Bedroom 3** - a double bedroom with two windows to the front.

**Bathroom** - an attractively fitted modern white suite comprising panelled bath with shower over and shower screen, wash hand basin with storage under and a low flush WC. Extensive tiling to walls and tiled floor.

**Second Floor Landing** - large walk in cupboard and door to..

**Master Bedroom Suite** - a double bedroom with a window to the front and fitted wardrobes.

**En Suite** - a modern style suite in white comprising a shower cubicle, wash hand basin with storage underneath and low flush WC. Window to the rear, extensive tiling to walls and tiled floor.

**Gardens** - there is an open plan garden to the front and to the rear there is an attractive patio style garden with a stylish paved patio and area of timber decking with a raised bed. Timber fencing to the perimeter and gate to the parking spaces at the rear.

**Parking** - to the rear of the garden there is a parking area with space for two cars and an EV charging point located just inside the garden.

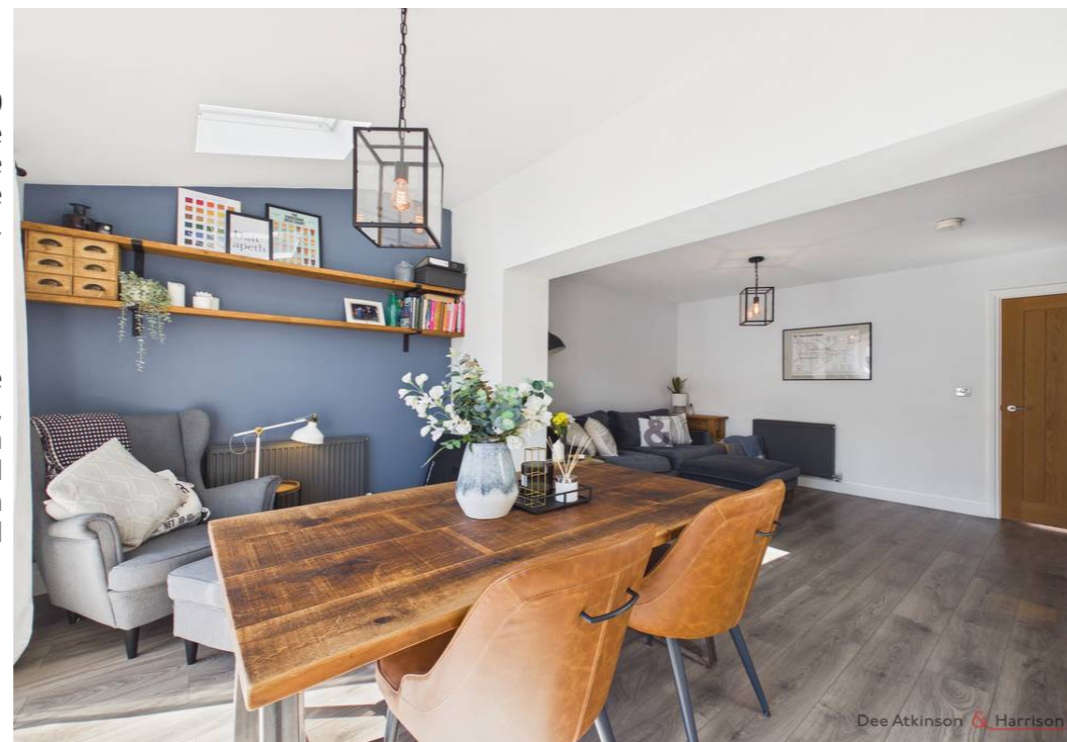
## 27 Beverley Parklands, Beverley, HU17 0RA

#### DESCRIPTION

A superbly presented modern mid town house offering around 1150 square feet of accommodation including a master bedroom suite to the second floor and 2 further double bedrooms. Other features of note are the stylish reception room at the rear with bifold doors opening onto the attractive garden and 2 parking spaces behind with an EV charging point. Early viewing is essential to appreciate how lovely it is.

#### LOCATION

The property is located on the south eastern side of Beverley close to the Beckside area of the town. Local amenities include shops on Beckside, the nearby garage and a Lidl supermarket. Beverley town centre has a further extensive range of shops, restaurants, pubs, leisure facilities and other amenities. The location provides good access to the A164 which provides routes to Hull and connects with the A1079 and the wider road network.



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