



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£250,000

13 The Paddock,
Beverley, HU17 7HQ

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 'C'.

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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This lovely home will appeal to a wide range of purchasers given its condition and location. The south west facing garden backs on to the Bleach Yard stables so is relatively private and has been lovingly maintained. It is also considered to provide good access into Beverley town centre which will be within a comfortable walking distance for most and also to the sought after St Mary's C of E Primary School. The internal accommodation is well maintained and it has a modern kitchen and shower room. With gas central heating and uPVC double glazing it briefly comprises: an Entrance Hall, Living Room with a bay window to the front, Dining Room and Kitchen to the ground floor. To the first floor there are Two Double Bedrooms, a Third Bedroom and a modern Shower Room. There are landscaped gardens to the front of the property and the removal of some ornamental low hedging between it and the driveway would facilitate its use for off street parking. The shared driveway leads to a detached garage. To the rear of the property are lovingly maintained south west facing gardens with areas of lawn and beds and borders. There is no forward chain.

Kitchen - with a range of base and wall mounted units, work surfaces, 1.5 bowl sink and single drainer, gas cooker point and plumbing for dishwasher. Window to the rear and door to the garden.

First Floor Landing - built-in cupboard, further built-in cupboard over the stairs and window to the side.

Bedroom 1 - a double bedroom with a bay window to the front and extensive fitted wardrobes.

Bedroom 2 - a double bedroom with a window to the rear and fitted wardrobes.

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

Shower Room - a modern shower room with a three piece suite in white comprising walk-in shower enclosure, low flush WC and pedestal wash-hand basin. Fully tiled walls and windows to the side and rear.

A delightful property and early viewing is essential. We do have a 360 tour available which will provide an excellent insight short of a physical viewing.

Outside - the front garden has been attractively landscaped with a large area of block paving and beds accommodating ornamental low level hedging and shrubs. We believe that the planting between the garden and the driveway could be removed and allow for its use for off street parking, but prospective purchasers should make their own enquiries. A shared driveway leads to a single detached garage with up-and-over door. The rear garden has been lovingly maintained and planted with beds and borders, areas of paving, a specimen tree and a patio, all with timber fencing to the perimeter. A gate provides access to the driveway.

ACCOMMODATION

Entrance Hall - stairs to first floor and window to the side.

Living Room - an attractive room with a bay window to the front and a fireplace.

Dining Room - with sliding patio doors to the garden.

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DESCRIPTION

A well presented traditional style 3 bedroom bay fronted semi-detached house in this highly regarded Molescroft location. The property offers two reception rooms, a kitchen, 3 bedrooms and a shower room. There are well maintained gardens, a detached garage and shared driveway. With a south west facing garden and a great location close to the sought after St Mary's C of E Primary School this lovely home will attract significant interest, particularly with there being no forward chain and an early viewing is essential.

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 an easy walk for most. It is also close to the highly regarded St Mary's C of E primary school which is on Eden Road to which The Paddock joins. 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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