



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**OIRO**  
**£175,000**

**58 Keldgate,  
Beverley**

#### HEATING AND INSULATION

The property has gas-fired central heating and double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

Freehold. Vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



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**Dee Atkinson & Harrison**





# 58 Keldgate, Beverley, HU17 8HY

A refurbished 3 bedroom period mid terraced house on this central Beverley street that provides excellent access to the town centre. The improvement works include a new central heating system, kitchen, shower room, redecorating and new floor coverings. An excellent opportunity for first time and investment buyers. No forward chain.

This period terraced house has been much improved by the current owner, and its neutral décor provides an excellent platform for a new owner to add their own style. The 1st floor layout is a traditional one where the 3rd bedroom is accessed via the rear double bedroom. They are often used as dressing rooms, nurseries, studies or to create an en suite bathroom. The property is supplemented by a rear yard with a further lawned garden lying beyond a right of way that runs behind the neighbouring properties. The extensive works done to the property by the current owner include a new gas central heating system, new kitchen, shower room, redecorating and floor coverings. The property comprises: an Entrance Hall, through Living Room, fitted Kitchen, rear entrance vestibule, Shower Room, 2 Double bedrooms and a further single Bedroom. There is a rear yard with an outside store and a gate leads over a right of way across neighbouring properties to a further area of garden that is largely laid to lawn.

A great opportunity to acquire a centrally located period property that has been refurbished with 3 bedrooms and a garden. There is no forward chain and an early viewing is recommended.



## LOCATION

The property is situated on Keldgate, one of Beverley's historic streets and on the south side of the town centre. Beverley town centre offers a wide range of shops and local amenities and elsewhere in the town are to be found a railway station, bus station, cinema and leisure centre. The property's location on the south side ensures good access to the A1079 and A164 facilitating commuting to Hull and York, with connections to the wider road network.

## ACCOMMODATION

### Entrance Hall

**Living Room** - a spacious through living room with windows to the front and rear. Stairs to first floor.

**Kitchen** - a newly fitted modern kitchen with a range of base and wall mounted units, tiled splashbacks, stainless steel sink and single drainer. Window to the side.

**Rear Entrance Vestibule** - door to side.

**Shower Room** - a three piece suite comprising shower unit, low flush WC and wash hand basin with cupboards underneath.

### First Floor Landing.

**Bedroom 1** - a double bedroom with a window to the front.

**Bedroom 2** - a double bedroom with a window to the rear. Leading to....

**Bedroom 3** - a single bedroom with window to the side.

## OUTSIDE

There is a yard to the rear of the house that has a an outside store. A gate gives access to a path which leads across the rear of the adjacent properties. A further gate leads to an area of garden that is largely grassed with beds and hedging to perimeters.

