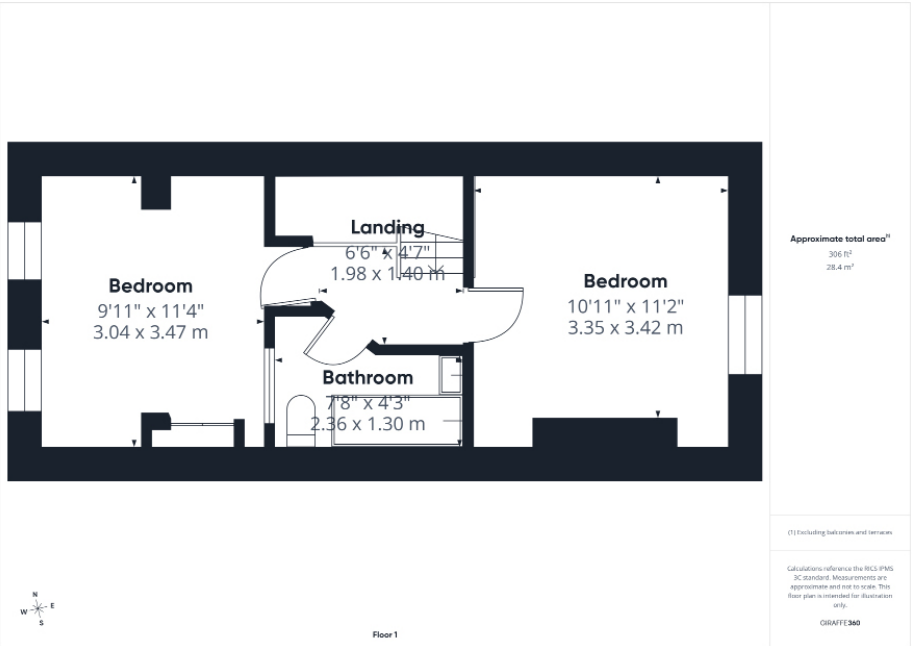
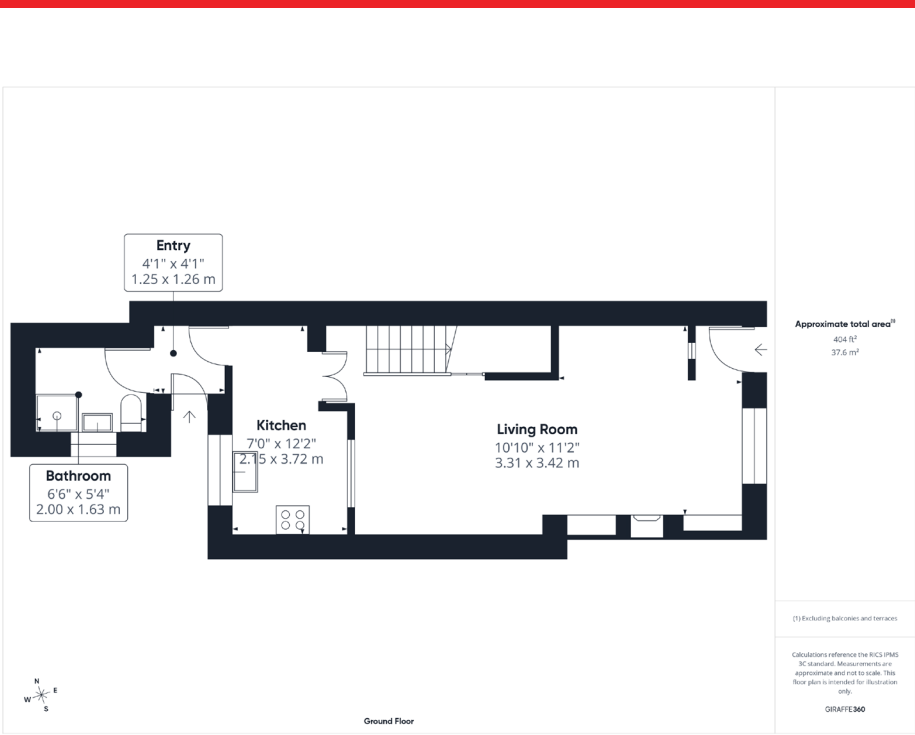




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
£280,000

**8 Long Lane,
Beverley,
HU17 0NH**



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

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Dee Atkinson & Harrison



8 Long Lane, Beverley, HU17 0NH

DESCRIPTION

A two bedroom terraced property in this perennially popular location close to Beverley's famous Minster and over the street from the historic Hall Garth. The property has also been thoughtfully extended to provide two first floor double bedrooms and a bathroom on the first floor that is supplemented by a ground floor shower room. A great property in a superb location. Early viewing is essential.

This period terraced property occupies a superb location but is also extended in a way which means it has none of the shortcomings that similar properties have. It has been thoughtfully extended to the first floor and now provides two double bedrooms as well as a first floor bathroom. Its location just south of Beverley's historic Minster means it benefits from the extensive character the area offers but at the same time it is very convenient for Beverley town centre. Opposite the house is the estate fenced Hall Garth under which lies historic ruins of buildings linked to the Minster as well as a former palace of the Archbishop of York. During the spring and summer months cattle are grazed on it, creating an unexpectedly bucolic feel for such a central location.



With gas-fired central heating and extensive uPVC double glazing, the accommodation comprises: an Entrance Way, Living Room, fitted Kitchen, Rear Entrance Hall and a ground floor Shower Room. To the first floor are two double Bedrooms and a Bathroom. There is a rear yard with a timber shed.

A delightful opportunity that has been a much loved home for some time. An early viewing is highly recommended to fully appreciate all that the location offers as well as its accommodation but we do have a 360 degree tour available which will provide a useful initial insight.

LOCATION

The property sits just south of Beverley Minster and overlooks the ancient monument of Hall Garth where the grass is grazed by a few cattle during the season. As well as its peaceful setting it provides excellent access to all that Beverley has to offer by way of independent shops, pubs, restaurants and other amenities. The Flemingate Centre can be reached by a walk along Keldgate and Flemingate, and Beverley leisure centre is very close. Both the railway and bus station are within walking distance and there are a number of routes nearby that connect to Hull and the wider road network.

ACCOMMODATION

Entrance Way - with walls to three sides but currently open to the living room, however the door could be replaced.

Living Room - a good-sized living room with space for a dining table. Fireplace, window to the front and stairs to the first floor.

Kitchen - with a range of base and wall mounted units, ceramic sink and drainer, gas cooker point, plumbing for an automatic washing machine, quarry tile floor and window to the rear. Rear Entrance Hall - door to the side.

Shower Room - with a shower unit, low flush WC and wash hand basin. Window to the side. As there is a first floor bathroom we feel that some buyers may want to alter this space to create a utility area in it, alongside the WC.

First Floor Landing

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

Bedroom 2 - a double bedroom with two windows to the rear and fitted cupboards. Our clients have informed us that they had two windows installed in this room as they had it split into two separate bedrooms when their children were young. Some buyers may be interested in doing something similar, subject to any necessary permissions.

Bathroom - a three piece suite with a low flush WC, pedestal wash hand basin and panelled bath with a shower attachment. Part tiled walls.

OUTSIDE

There is a yard to the rear with raised beds, a timber shed and a gate giving access to the passageway at the rear.