



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price  
£375,000

61 Keldgate,  
Beverley,  
HU17 8HU

**HEATING AND INSULATION**  
The property has gas-fired radiator central heating, underfloor heating in the kitchen and 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.



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

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Dee Atkinson & Harrison



We are delighted to offer to the open market this delightful period mid terrace house on one of Beverley's historic streets that leads up to its famous Minster. The property has undergone extensive renovations by the current owner that has produced bold yet sympathetic improvements to the property. It now offers modern accommodation with few compromises providing a large and light kitchen, 2 reception rooms, 3 double bedrooms, a bathroom and shower room. This is supplemented by the large south facing mature garden that will provide a wonderful opportunity for a keen gardener. With gas fired central heating and double glazing the accommodation comprises: an Entrance Hall, Living Room with an exposed brick fireplace and double doors to the Dining Room with a bay window overlooking the garden, a superb Dining Kitchen with underfloor heating, a stunning conservatory style extension that nicely connects the house to the rear Garden, and a Shower Room. To the first floor there is a large Double Bedroom with a period fireplace and windows seats, a further Double Bedroom with a fireplace and bay window overlooking the garden. There is a further Double Bedroom to the second floor with an exposed brick chimney breast, separate WC and Bathroom. The extensive works that have been undertaken on the property with close cooperation with conservation officers should future proof the property as well as making it a very comfortable home, and also allay any of the usual concerns over its Grade II listed status.

Only with an early viewing will a potential purchaser fully appreciate all that this lovely house offers but we do have a 360 degree tour available which will provide an excellent overview in the first instance.

**ACCOMMODATION**

Entrance Hall - stairs to the first floor.

Living Room - an appealing room with two modern sash windows to the front, a feature exposed brick fireplace and double doors to...

Dining Room - with a bay window to the rear.

Dining Kitchen - a large dining kitchen stretching over 26ft which includes a superb conservatory style dining area with floor to ceiling glazed panels as well as those to the roof. Combined with the south facing aspect, vaulted ceiling, Velux style window and conventional window it provides a very light and appealing space. There is a range of base and wall mounted Shaker style units, contrasting work surface

and tiled splashed backs. There is space for a freestanding gas Range style cooker, a fitted dishwasher and stainless steel 1.5 bowl sink with single drainer. Tiled floor with underfloor heating, door and window to the side.

Shower Room - a three piece suite with shower unit, low flush WC and pedestal wash hand basin. Part tiled walls, tiled floor and window to the side.

First Floor Landing - an attractive landing with a window to the rear and stairs to the second floor.

Bedroom 1 - a spacious double bedroom with two windows to the front, both with window seats, and a lovely period fireplace. There are no floor coverings in this room.

Bedroom 3 - a double bedroom with a bay window to the rear, period fireplace and built-in cupboard.

**Second Floor Landing**

Bedroom 2 - a double bedroom that many purchasers may wish to use as the main bedroom. A window to the front and two Velux style windows to the (south facing) rear mean there is lots of natural light. The appealing chimney breast has been left exposed making it a real feature. Access to under eaves storage.

Bathroom - with a two piece suite comprising panelled bath and pedestal wash hand basin. Tiled floor, part tiled walls and a window to the front.

Separate WC - a low flush WC, tiled floor and part tiled walls.

Rear Garden - the property benefits from a long rear garden that provides an extensive area of paved patio adjacent to the house and a brick store. There is at least one other area of paving as well as a brick paved winding path through the garden and a shed. The garden would appear to have had a lot done with it in the past but has not had the investment in time recently with our client focussing on the property. We think it will be a lovely opportunity for someone looking for a gardening project and the size of it means it could be separated into formal and working areas.

Rights of Way - We are informed that the property has a right of way over the garden of the neighbouring property (No. 63) in order to access Keldgate.

# 61 Keldgate, Beverley, HU17 8HU

**DESCRIPTION**

A beautifully renovated Grade II listed mid town house lying just a few hundred meters from the historic Minster. The property offers superb accommodation including a stunning kitchen with vaulted ceiling and conservatory style dining area, 3 double bedrooms and a long south facing garden. The extensive renovation has included rewiring, a new central heating system, extensive roof works, new windows and full redecoration. It really is a stunning property and is offered with no forward chain. Early viewing is essential.

**LOCATION**

The property is situated on Keldgate, one of Beverley's historic streets on the south side of the town centre. It lies about halfway along the street that leads from Beverley Minster to the west, before continuing along Cartwright Lane to the Westwood. Nearby Lairgate provides a quick pedestrian route into 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, 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.

