

Approximate total area<sup>(1)</sup>  
662 ft<sup>2</sup>  
61.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Dee Atkinson & Harrison

Asking Price  
£325,000

9 Balmoral Drive,  
Beverley, HU17 8UH



**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**

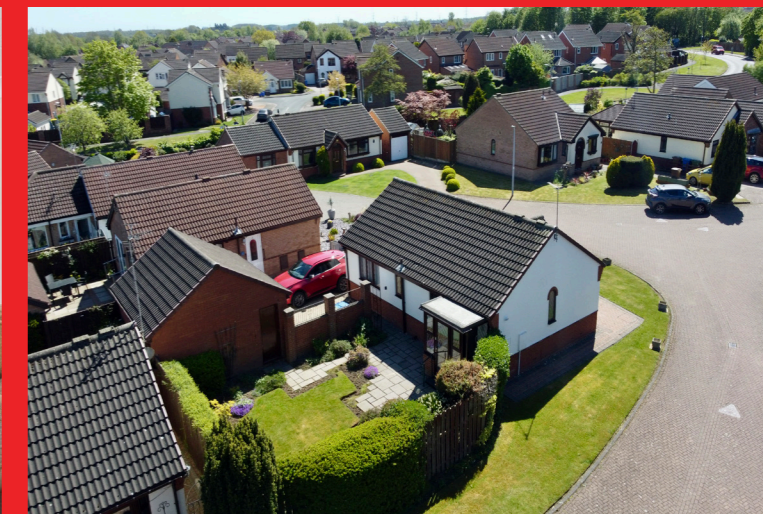
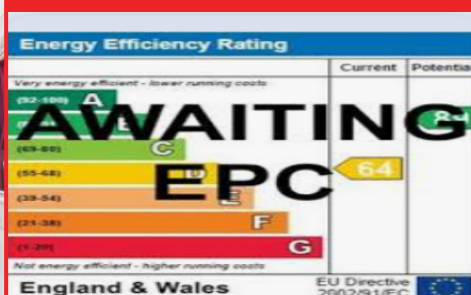
The property is Freehold and offered with the benefit of vacant possession upon completion.

**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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Dee Atkinson & Harrison



This lovely property was bought by the current owners from new and has been a much loved home. It occupies a prominent location on this sought after cul-de-sac which is made up entirely of bungalows. It has been very well maintained and is in move in condition subject to any personal decorative changes a purchaser may wish to make. A real appeal for many interested parties is likely to be the double garage which is of brick construction with a pitched roof. The rear garden is also very desirable being very well maintained and private in nature. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, Living Room with archway leading to a Dining Area, a fitted Kitchen with breakfast bar, Inner Hallway, Rear Entrance Porch, 2 Double Bedrooms both with fitted furniture and an attractively fitted Bathroom. There is a lawned garden to the front and side, lovely gardens to the rear and a driveway leads to the detached double garage.

This lovely property is expected to attract strong interest, particularly as there is no forward chain so an early viewing is highly recommended. We also have a 360 degree tour available which will provide a very useful insight in the first instance.

#### ACCOMMODATION

Entrance Hall

Living Room - with a bay window to the front and further window to the side, an attractive fireplace and an archway leading to..

Dining Area - with a window to the front.

Kitchen - an attractively fitted kitchen with a breakfast bar, electric oven and gas hob. There is a fitted fridge and freezer, sink and drainer, and a window to the rear.

Rear Entrance Porch - of a decent size so almost a small conservatory with glazing to three sides and door to the garden.

Inner Hallway - with a fitted cupboard.

Bedroom 1 - a double bedroom with an extensive range of fitted bedroom furniture and a window to the rear.

Bedroom 2 - a smaller double bedroom with a fitted wardrobe and a window to the front.

Bathroom - a 3 piece suite in white comprising a 'P' shaped bath with shower over and screen, low flush WC and wash hand basin with storage under. Extensively tiled and with a window to the rear.

#### OUTSIDE

Driveway and Garage - a block paved driveway leads to a concrete area in front of the detached garage. The driveway provides off street parking for a number of vehicles. There is also an area of block paving in front of the house and adjacent to the driveway which may provide some additional parking. The detached double garage has a remotely operated up-and-over door with power and light and there is a courtesy door to the side. The garage is of brick construction with a pitched roof so there is some storage potential over the rafters.

Gardens - there is an area of open plan lawn to the front and side of the house and also an area of block paving to the front. The rear garden is very well maintained and has well stocked beds and borders. There are paved patio areas and fencing as well as hedging to the perimeter.

## 9 Balmoral Drive, Beverley, HU17 8UH

#### DESCRIPTION

A well presented 2 bedroom detached double-fronted bungalow occupying an appealing position in this sought after cul-de-sac on the south side of Beverley. The property was originally designed to be three bedrooms but altered by the current owner to its current configuration which provides a more open living space and a dining area. With a double garage and beautifully maintained gardens this lovely property is bound to attract significant interest so early viewing is essential. No forward chain.

#### LOCATION

The property is located in the Lincoln Way area to the south of Beverley town centre. It has always been a sought after location to live in. There are some local shops on Lincoln Way itself with a further range at the nearby Morrisons' site. Beverley town centre is not far away and provides almost anything else you are likely to need. The location provides good access to the town centre which will be walkable for many. Just at the southern end of Lincoln Way it is possible to join the A164 which provides links with Hull and the wider road network.

