



#### HEATING AND INSULATION

The property has gas-fired radiator 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 'A' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.



**£179,950**

**57 Holme Church Lane,  
Beverley**





# 57 Holme Church Lane, Beverley, HU17 0QP

A recently renovated bay fronted 2 double bed roomed mid terraced house with a lawned rear garden, two reception rooms and a loft room. With extensive improvements the property will have significant appeal to first time and investment buyers as well as others. The property offers great space for its type with around 760 sq ft over the 3 floors. This combined with the rear garden and condition will make it very appealing so early viewing is highly recommended.

This lovely period terraced house is located in a popular residential area that is considered to provide good access to Beverley town centre with the extensive range of amenities it provides. Its extensive improvement works include a NEW kitchen and NEW bathroom, part rewiring, replastered walls, decorating and NEW floor coverings throughout. Its attractive bay frontage conceals the great space it offers with two Reception Rooms, a long galley Kitchen with appliances including integrated fridge freezer 70/30, integrated electric single oven, ceramic hob and an extractor hood. Upstairs are two Double Bedrooms and a useful Loft Room which could provide an excellent work space. There is a forecourt to the front, a yard immediately to the rear and then an enclosed lawned garden.

Only an internal inspection will allow full appreciation of all that it offers but in the first instance we have a 360 degree tour available which will provide an excellent insight.

## LOCATION

The property is located in a popular residential area of Beverley towards the Beckside end of Holme Church Lane. There are a range of local shops and amenities on Holme Church Lane, nearby Grovehill Road, Beckside and Flemingate as well as the Flemingate Centre which is a shorter walk away. Beverley town centre is just a little further with its extensive range of local amenities, shops, restaurants, pubs as well as the railway and bus stations. St Nicholas Primary School is also close-by. The nearby A164 provides routes to Hull and the wider road network.

## ACCOMMODATION

### Living Room

With a bay window to the front. Stairs to the first floor and a door to the dining room.

### Dining Room

With a window to the rear.

### Kitchen

A newly fitted contemporary style kitchen with appliances including integrated fridge freezer 70/30, integrated electric single oven, ceramic hob and an extractor hood. There is also a sink, window and door to the side. Space for a washing machine or washer/dryer.

### Bathroom

A new modern three piece suite in white comprising panelled bath with swing shower screen and shower over, low flush WC and wash-hand basin. Window to side and gas boiler within a cupboard.

### First Floor Landing

Stairs to loft room.

### Bedroom 1

A double bedroom with a window to the front.

## Bedroom 2

A smaller double bedroom with window to the rear.

## Loft Room

A good sized room with decent head height and a Velux window to the rear. This room will not comply with current building regulations for use as a bedroom but could provide a useful work or hobby space.

## OUTSIDE

The property is forecourt to the front. There is a yard area immediately to the rear of the house with a gate leading over a right of way to a further lawned garden area with a new fence to the perimeter.

## AGENT'S NOTE

Our client completed on the purchase of this property in late October 2025. We are aware that some mortgage lenders want a property to have been owned by the previous owner for a minimum of 6 months before they will lend on it. Please seek advice from your mortgage broker when considering making an offer to purchase.

