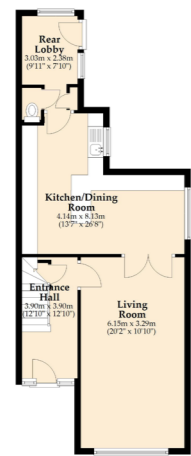
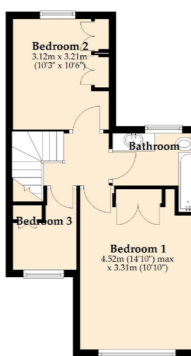


Ground Floor
Approx. 70.8 sq. metres (762.2 sq. feet)

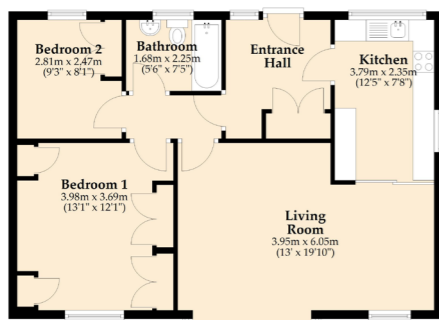


Total area: approx. 109.2 sq. metres (1175.1 sq. feet)

First Floor
Approx. 36.4 sq. metres (392.9 sq. feet)



Ground Floor
Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)



Asking Price
£550,000

**28 & 30 Blucher Lane,
Beverley, HU17 0PT**

HEATING AND INSULATION

No. 28 Blucher Lane has gas-fired radiator central heating and uPVC double glazing and no. 30 has gas-fired radiator central heating and wooden double glazing.

SERVICES

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

TENURE

Council Tax is payable to the East Riding of Yorkshire Council. No. 28 Blucher Lane is shown in the Council Tax Property Bandings List in Valuation Band 'B' and No. 30 Blucher Lane is shown in Valuation Band 'C' (verbal enquiries only).

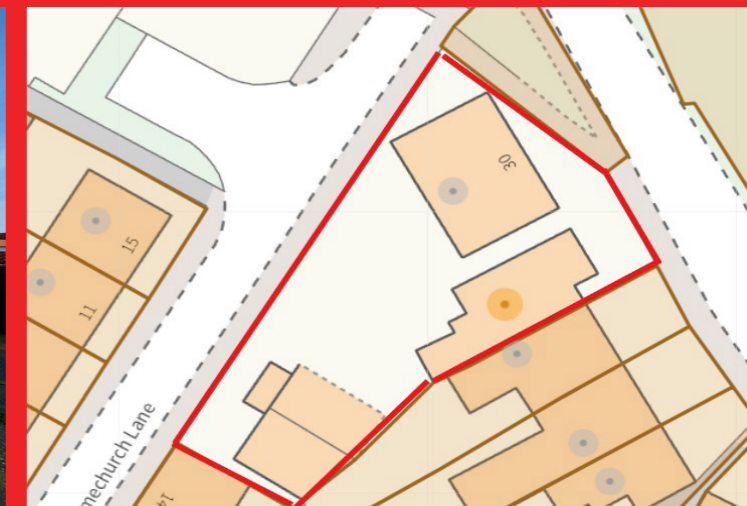
COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The properties are currently shown as listed in Council Tax Band 'D'.

VIEWING

Strictly by appointment with the sole agents on 01482 866844.

Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C		80 C	69-80	C		76 C
55-68	D			55-68	D	68 D	
39-54	E	50 E		39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		



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Dee Atkinson & Harrison



28 & 30 Blucher Lane, Beverley, HU17 0PT

DESCRIPTION

This interesting opportunity offers two homes on one plot in a centrally located part of Beverley and may also offer a development opportunity, either residential or to run a business from home (necessary permissions may be required). Both properties front onto Blucher Lane where they are nicely set back from the road but there is also a sizeable boundary with Holme Church Lane where a gate provides vehicular access. At the very least there is a 3 bedroom end town house with nearly 1200 square feet of space and a detached 2 bedroom bungalow of almost 750 square feet as well as a large yard/garden area.

LOCATION

The property is situated to the east of Beverley town centre at the convergence of Blucher Lane and Holme Church Lane. The houses front onto a side road of Blucher Lane with that and a wide grass verge separating them from the through road. Vehicular access is via Holme Church Lane. There are a number of local shops in the area and the Flemingate Centre is nearby. The property provides convenient access to Beverley town centre and the extensive range of shops, restaurants, pubs and leisure amenities the town offers.



The end town house (No 28) which has been extended to the front, benefits from a gas fired central heating system and uPVC double glazing, and offers almost 1200 sq. ft. of space. The accommodation comprises: an Entrance Hall, Large Living Room, Dining Kitchen, a rear Entrance Hall with a WC, 2 Double Bedrooms, a Single Bedroom and a Bathroom. The detached bungalow (No 30) benefits from gas fired central heating and wooden double glazing, and comprises an Entrance Hall, Living Room, Kitchen, good sized Double Bedroom, a further Bedroom and a Bathroom.

The bungalow (No 30) is appealingly situated alongside Holme Church Lane where it is a no-through road and set back from Blucher Lane by a wide grass verge and a short no-through road that primarily provides access to the neighbouring properties and parking. It may well suit multi generational buyers, someone looking for a home and investment property, a buyer looking for space to accommodate work vehicles or a buyer looking for a development opportunity (subject to necessary permissions). The local area has a number of smaller scale developments that have been completed over the last 15-20 years. The plot is approximately 0.15 acres in size and besides the two residential properties comprises a large hardstanding area with outbuildings/workshops with car ports to the front of them. The rear area is bounded by a high wall and fence.

An unusual but interesting opportunity in this popular residential area of Beverley and early viewing is essential to fully appreciate all that is on offer.

ACCOMMODATION

No. 28 - 3 bedroom end town house:

Entrance Hall - stairs to first floor.
Living Room - a spacious living room with double doors to...

Dining Kitchen - a good sized L-shaped space with a range of base and wall mounted fitted units.
Rear Entrance Hall - door to side.

WC

First Floor Landing

Bedroom 1 - a good sized double bedroom with fitted wardrobes.

Bedroom 2 - a double bedroom.

Bedroom 3 - a single bedroom.

Bathroom - with a three piece suite in white.

No 30 - 2 bedroom detached bungalow:

Entrance Hall - with fitted cupboards.

Living Room - a good sized living room.

Kitchen - fitted with a range of base and wall mounted units.

Bedroom 1 - a double bedroom with fitted wardrobes.

Bedroom 2 - with fitted wardrobes.

Bathroom - with a three piece suite in white.

Outside - there is a space at the front of both properties which is currently paved with a low brick wall to the front boundary. There is a passageway between the two leading to the rear yard. At the rear there is extensive hardstanding. High gates give vehicular access to Holme Church Lane and there is a high wall to the perimeter on the Holme Church Lane side and fencing to the opposite side. At the rear of the yard there are outbuildings that have been used as workshops with car ports to the front of them.