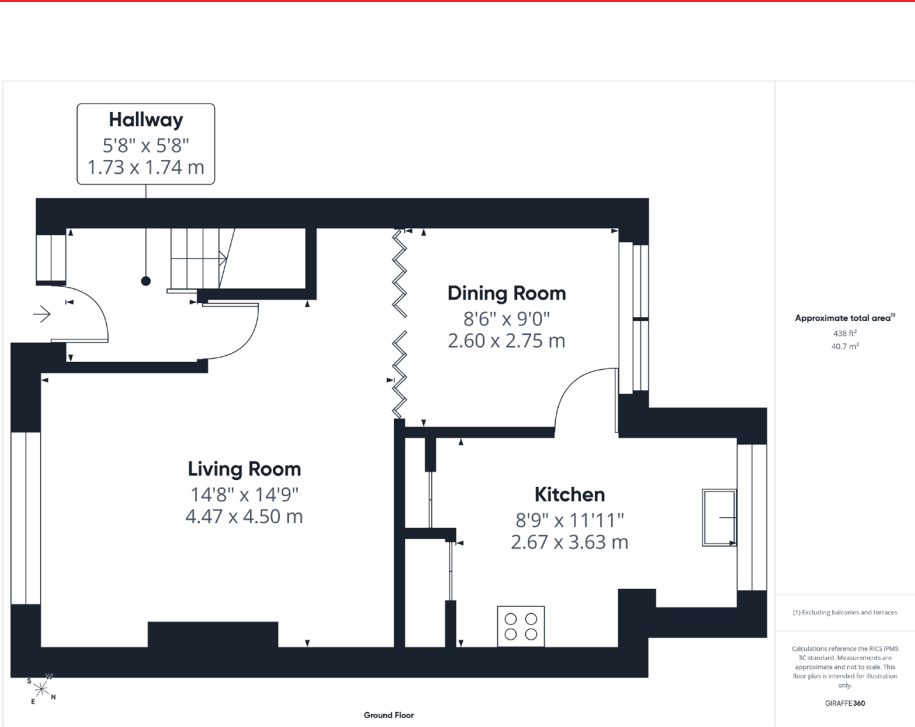




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas fired warm air central heating and extensive 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.



Asking Price
£275,000

**12 Manor Close,
Beverley,
HU17 7BP**



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

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Dee Atkinson & Harrison



12 Manor Close, Beverley, HU17 7BP

DESCRIPTION

A three bedroom semi detached house on an ever popular cul-de-sac that provides great access to Beverley town Centre. The property has undergone a program of updating and improvement by the current owner to include complete rewiring and now offers a great opportunity to secure a family home in this highly regarded location.

This three bedroom semi detached family home offers an excellent opportunity to acquire a recently updated house in this highly regarded area of Beverley. The property benefits from a good sized rear garden and many properties along the street have extended so that may be an option for purchases at a future date (subject to necessary permissions). The updating works include a new kitchen and complete rewiring, as well as new solid oak flooring and redecoration throughout. The accommodation benefits from gas fired warm air central heating, a separate hot water boiler system and extensive uPVC double glazing. It comprises: an Entrance Hall, Living Room from where a squared arch leads to a Dining Room and there is an attractively newly fitted Kitchen with fitted appliances including a dishwasher, washing machine, electric hob and oven.



To the first floor are 3 Bedrooms including 2 doubles and a Shower Room. There is a good sized front garden that has been attractively paved so may provide extra car hardstanding space and a long driveway leads past the property and under a car port to a detached single garage. There are spacious largely lawned gardens to the rear of the property, with herbaceous borders and a patio.

A great opportunity to acquire a well presented and recently improved 3 bedroom home in this sought after location. With that and it having no forward chain, early viewing is essential. We also have a 360 degree tour which will provide an excellent insight in the first instance.

LOCATION

The property is situated in a sought after cul de sac off Manor Road so is ideally located for access to Beverley town centre. This great location means all the shops and amenities that central Beverley offers are easily accessible as are a number of local schools.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

Living Room - a spacious room with an attractive fireplace, understairs cupboard and a window to the front. A square arch leads to...

Dining Room - with sliding patio doors to the garden.

Kitchen - an attractively and recently fitted kitchen with a range of base and wall mounted units including a dishwasher, washing machine, electric oven and hob. There is also a resin sink, single drainer and window to the rear.

First Floor Landing

Bedroom 1 - a double bedroom with a window to the front and built in wardrobe.

Bedroom 2 - a double bedroom with a window to the rear.

Bedroom 3 - a single bedroom with a window to the front.

Shower Room - with a window to the rear, low flush WC, wash-hand basin, shower unit and extensively tiled walls.

OUTSIDE

Driveway & Garage - there is a single driveway with off street parking for a number of cars that leads past the side of the house, under a car port and to a detached garage. The single garage has power and light laid on. The front garden sits at the side of the driveway and has been paved which would allow for extra car hardstanding if required.

Gardens - the front garden is of a good size and has been attractively paved. The rear garden is also a good size and is largely lawned with herbaceous borders with a paved patio area. There is fencing to the perimeter.