



£260,000

40 St Nicholas Road,
Beverley



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



DESCRIPTION

A modern and good sized 3 storey mid town house in this well regarded development and forming one of two elegant terraces that front on to St Nicholas Road in the Flemingate area of town. The property is set a decent distance back from the road and could be used as 4 bedrooms or 3 bedrooms with a first floor living room to supplement the ground floor living room with open plan kitchen.

The well presented accommodation benefits from gas central heating and double glazing and is arranged over 3 floors. It briefly comprises: Entrance Hall, WC Cloaks, modern fitted Kitchen opening onto a Living area with French windows to garden. To the first floor are 2 double Bedrooms (one of which could be used as a Living Room) and Bathroom. There are two further Bedrooms to the second floor also with a modern Bathroom. The property has a garden to the rear with fencing to perimeters and a gate leads to two off street parking spaces that are accessed via Akrill Mews.

LOCATION

The property forms part of the long awaited Flemingate Development that much improved this area of town. The modern Flemingate retail and entertainment development sits conveniently nearby and provides a range of shops, bars, restaurants and Parkway Cinema. St Nicholas Primary School, Beverley railway station and Beverley leisure centre are also nearby as well all the rest of the amenities available within Beverley town centre.

A full overview of the property showing all it has to offer is best gained by looking at our 360 degree tour: <https://tour.giraffe360.com/c52616c2cb64463a9ed70e80c7cec22e/>.

An early internal inspection is thereafter highly recommended.

ACCOMMODATION

- Entrance Hall
- WC Cloaks
- Fitted Kitchen opening on to:
- Living Room
- First Floor Landing
- Bedroom (potential use as Living Room)
- Bedroom
- Bathroom
- Second Floor Landing
- Bedroom
- Bedroom
- Bathroom
- Garden
- Two Parking Spaces

40 St Nicholas Road, Beverley, HUI7 0QT

HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

SERVICES

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

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 'D' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

