



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 'B'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.

**Asking Price**  
**£185,000**

**9 Silver Birch Close,  
Beverley, HU17 0ZN**



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**



This stylish 3 storey home offers over 600 sq ft of space and having been first purchased in 2021 comes with the balance of its NHBC guarantee. It forms part of the Anthem development by Strata homes who are renowned for their contemporary styling. The property is part of a stylish crescent shaped terrace and all its windows face in a southerly direction ensuring lots of natural light. The layout of the property with double bedrooms on the ground and second floor are both served by a bath or shower room, meaning it could be particularly of interest to sharers or investors. It may well also suit first time buyer couples or downsizers looking for a lock up and leave property who don't want a flat. It has an allocated parking space. With gas fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, a Living Room with an open plan Kitchen to the first floor, a Double Bedroom and a Shower Room to the ground floor. To the second floor there is a Double Bedroom and an En Suite Bathroom. The parking space is located in an area at the rear of the property. A really lovely property that will suit a variety of purchasers so early viewing is highly recommended but we also have a 360 degree tour available which will provide a useful insight into all it offers.

Bedroom - a smaller double bedroom with a window to the front.  
 Shower Room - with a modern three piece suite in white comprising a shower unit, low flush WC and pedestal wash hand basin. Tiled floor.

**First Floor**

Living Room - a spacious area that also accommodates an open plan kitchen with a range of fitted units which include an electric hob and oven as well as a fridge freezer. There is a window to the front and a door leads to stairs to the second floor.

**Second Floor**

Bedroom - a spacious bedroom area with two windows to the front.

En Suite Bathroom - a modern suite in white comprising panelled bath with shower screen and shower over, low flush WC and a pedestal wash hand basin. Tiled floor and part tiled walls.

**OUTSIDE**

Parking - there is a designated parking space in a parking area at the rear of the property.

**Agent's Note:** There is an expected maintenance charge of £98 per annum, with an unspecified timeline of when this will kick in as the builders are still on site at the minute.

**ACCOMMODATION**

**Ground Floor**

Entrance Hall - stairs to first floor, tiled floor and built in cupboard

# 9 Silver Birch Close, Beverley, HU17 0ZN

**DESCRIPTION**

A well presented 2 double bedroom (1 en suite and the other with its own shower room) modern town house on this sought after modern development. Located on the south side of Beverley with excellent access to the A164, this stylish property will really suit first time buyers, sharers and investment purchasers. A delightful property which is well worth an early viewing.

**LOCATION**

The property forms part of an attractive crescent terrace on the Strata Anthem development on the south side of Beverley. Nearby amenities include the Morrisons retail development to the west along Minster Way and a Lidl and associated outlets to the east. Beverley itself provides a wide range of shops, bars, restaurants, leisure facilities and other local amenities. Minster Way provides good access to the A164 and A1079, which in turn link to the wider road network making in an excellent location to commute from.

