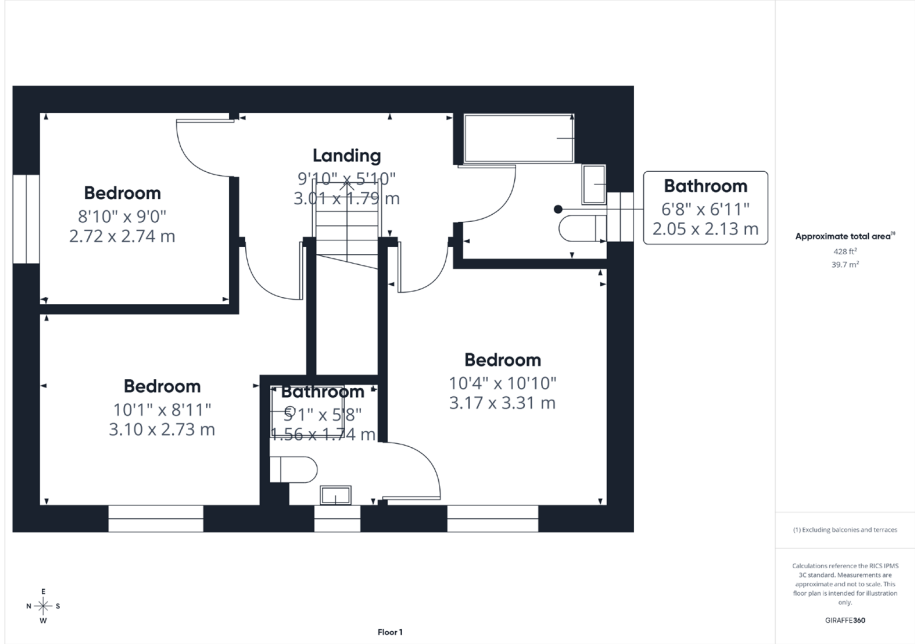
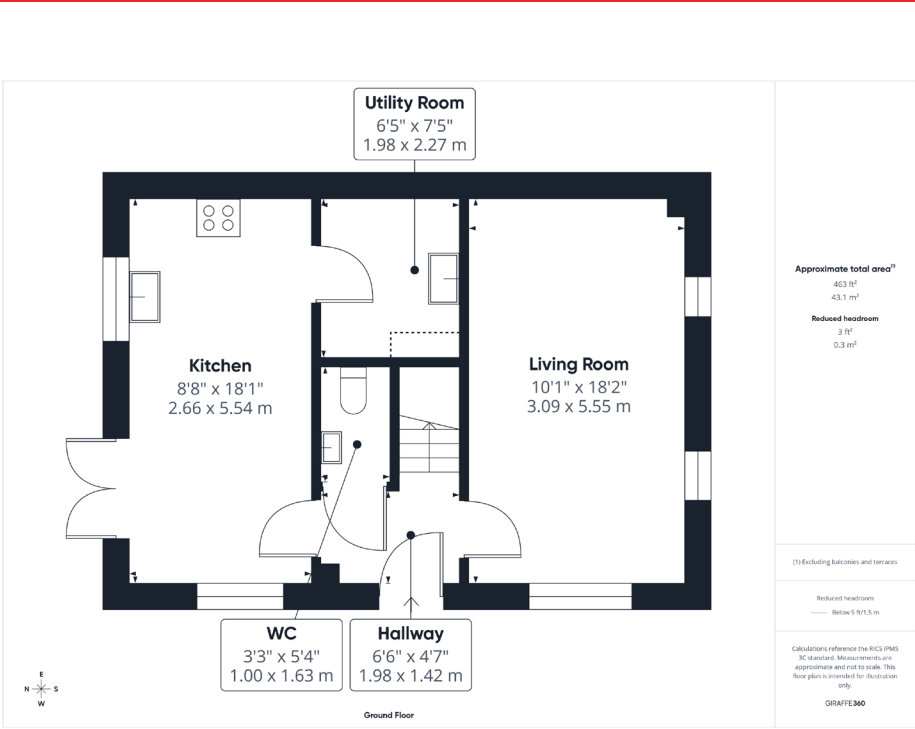




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 'C'.

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



OIRO
£279,000

**50 Peters Way,
Beverley, HU17 0UX**



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

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Dee Atkinson & Harrison



50 Peters Way, Beverley, HU17 0UX

DESCRIPTION

This very well presented modern home occupies an attractive corner position on the edge of this popular development. It is semi detached but of a style where the frontages of the adjoining houses are at 90 degrees to each other so from the front it looks like a detached house. It is surprisingly spacious with over 900 sq ft of space meaning it can accommodate a good sized dining kitchen and have a utility room and en suite shower to the master bedroom. A lovely home and early viewing is essential.

LOCATION

The property is situated on a modern development on the south side of Beverley. Its location provides excellent access to the A164 providing routes to Beverley town centre, Hull and the wider road network. Nearby Spark Mill Lane provides great pedestrian access to the town centre. There is a Lidl store and other shops to the east along Minster Avenue and a Morrisons superstore along with other shops and a gym to the west on the same road. Beverley town centre provides an extensive range of further shops, restaurants, pubs and leisure facilities.



We were really impressed by the position of this attractive double-fronted family home. It lies on the edge of this particular development in a corner position that overlooks the established hedge that borders Sparkmill Lane. We feel the proximity to the lane is also a real advantage as it provides great pedestrian access to Beverley town centre, the Flemingate Centre and Beverley Leisure Centre. The house itself is very well presented in a neutral tone and with over 900 square feet of space it accommodates all that a modern buyer will need. The accommodation benefits from gas fired central heating and uPVC double glazing and comprises: an Entrance Hall, WC Cloaks, Living Room with three windows across two aspects, a spacious and significantly upgraded fitted Dining Kitchen and a Utility Room to the ground floor. To the first floor there is a Master Bedroom with en suite Shower Room, a further Double Bedroom, a 3rd Bedroom which is another double and a Bathroom. The sizeable plot extends beyond the boundaries of the fence to include quite a bit of open frontage that also accommodates parking for 2 cars. There is a rear garden which is quite private with only the windowless gable end of the property to the rear directly overlooking it. All in all, a lovely modern home with lots of light, an appealing outlook and an attractive frontage. Completed in late 2023, it also benefits from the balance of its 10 year NHBC guarantee. Its recent construction also means it is very energy efficient with a 'B' EPC rating.

Early viewing is highly recommended to fully appreciate all that will appeal about this property but we also offer a 360 degree tour which will provide an excellent initial insight.

ACCOMMODATION

Entrance Hall - stairs to the first floor.

WC Cloaks - with a low flush WC and wash hand basin.

Living Room - an attractive and spacious room with 3 windows across 2 aspects (the southern and western) providing excellent levels of natural light.

Dining Kitchen - with a range of attractive base and wall mounted units together with fitted appliances including an electric hob, electric oven, dishwasher and fridge freezer. There is a 1.5 bowl sink inset to a quartz style work surface, windows to 2 aspects and French doors opening onto the garden, again providing a good degree of natural light.

Utility Room - with a pair of base level fitted cupboards, stainless steel sink and drainer and plumbing for an automatic washing machine.

First Floor Landing

Master Bedroom - a double bedroom with a window to the front.

En Suite Shower Room - with a three piece suite comprising a low flush WC, wash hand basin and shower unit. Window to the front.

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

Bedroom 3 - a double room with a window to the side.

Bathroom - with a three piece suite in white comprising a panelled bath with shower screen and shower over, low flush WC and pedestal wash hand basin. Window to the side.

OUTSIDE

Gardens and Parking - the property has an appealing rear garden which is not in any way overshadowed on the western side which should ensure excellent levels of afternoon sunshine. It is also only directly overlooked by the windowless gable end of the property at the rear, the adjoining property does have some windows on its rear aspect. We consider it to be very private for an estate type property. The garden is largely lawned with a raised patio area and has timber fencing to the perimeters. At the front of the house there is an area of garden enclosed by a growing hedge that extends the length of the plot and a driveway with space for two cars side by side.