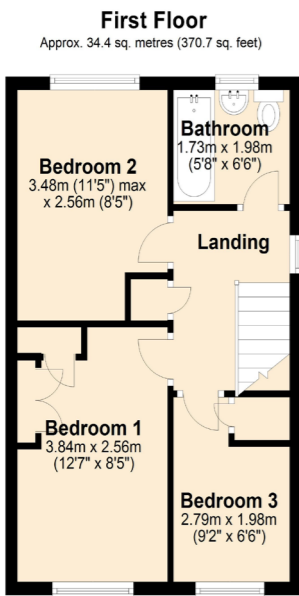


Total area: approx. 83.4 sq. metres (897.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		72	86
EU Directive 2002/91/EC			



**£225,000**

**56 Chester Avenue,  
Beverley**

**HEATING & 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 held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



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**



**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

Radiator.

**LOUNGE**

Electric fire on marble-effect fireplace, radiator and dado rail.

**DINING KITCHEN**

Fitted base and wall cabinets with worktops incorporate one and a half bowl single drainer sink and the concealed gas central heating boiler. Provision for plumbed automatic dishwasher and freestanding gas cooker (fixed hood). Understairs cupboard, radiator and tiled floor.

**FIRST FLOOR**

**LANDING**

Airing cupboard with hot water tank (fitted electric immersion heater) and slatted shelving.

**BEDROOM ONE**

A range of fitted furniture includes wardrobes, high level cupboards and small dresser. Radiator.

**BEDROOM TWO**

Wardrobe recess with shelf and hanging rail. Radiator.

**BEDROOM THREE**

Bulkhead cupboard. Radiator.

**BATHROOM**

Bath with splashback tiling has an electric shower fitted above, pedestal wash-hand basin and low level toilet suite. Radiator.

**EXTERNAL**

**ATTACHED GARAGE**

**(5.46m x 2.53m / 17'9" x 8'3")**

Up-and-over door, rear personal door, plumbing for automatic washing machine, light and power. Side driveway.

**GARDEN**

The property has a front lawn with planting and at the rear an enclosed and sheltered garden with fenced boundaries includes a patio, lawn and borders.

**56 Chester Avenue, Beverley, HU17 8QU**

**DESCRIPTION**

This modern semi-detached home is set within a small cul-de-sac section of a popular housing development enjoying popular local schools and within easy reach of the town's main amenities. The house has a side driveway, attached garage and a secluded rear garden. Internally the three bedroomed accommodation layout includes a rear kitchen/diner. This is an affordable home which a buyer can make their own with new decoration and finishes and is available free of any chain.

**SITUATION**

Chester Avenue is off Lincoln way and the house is a short walk from a footpath link through openspace on the development which gives access to a local play area and Keldmarsh Primary School. It is about a mile south of the town centre, where a full range of shopping recreational and transport facilities are available along with the bars cafés and restaurants which make the market town so popular. Easy road access to Hull, and locations further afield, are provided by the nearby Minster Way, part of Beverley's by pass ring road system.

