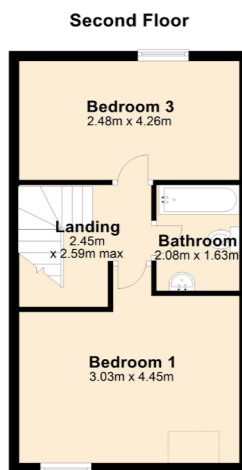
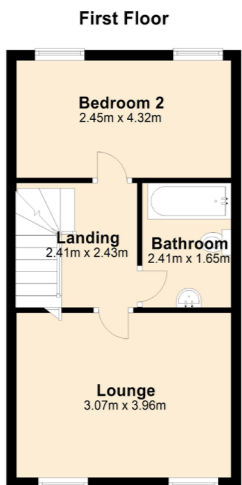


Floorplan of existing building.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING & INSULATION

The property has uPVC double glazing, solar powered hot water system and gas central heating.

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 'D'.

VIEWING

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



£275,000

**9 St Nicholas Villas,
St Nicholas Road,
Beverley**



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



9 St Nicholas Villas, St Nicholas Road, Beverley, HU17 0FQ

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Windows to the front, Karndean flooring and a radiator.

DOWNSTAIRS WC / UTILITY ROOM

Double glazed window to front, Karndean flooring, pedestal wash-hand basin, toilet suite and a radiator.

KITCHEN / DINING ROOM

Double glazed French doors to the rear, Karndean flooring, understairs storage cupboard, cupboard housing solar water heater, work surfaces, induction hob, electric oven and spotlights to ceiling. Integrated appliances such as combined washer dryer, dishwasher and fridge freezer. Radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM TWO

Two double glazed windows to the rear elevation, spotlights to ceiling and a radiator.

LOUNGE

Two double glazed windows to the front elevation, television point, spotlights to ceiling and a radiator.

BATHROOM

Tiled flooring, pedestal wash-hand basin, toilet suite, panelled bath with shower over and a radiator.

SECOND FLOOR

LANDING

Carpet flooring, spotlights to ceiling and access to the loft.

BEDROOM THREE

Double glazed window to rear elevation, television point, built-in wardrobe, spotlights to ceiling and a radiator.

BEDROOM ONE

Velux window, double glazed window to the front elevation, built-in wardrobe, spotlights to ceiling and a radiator.

BATHROOM

Tiled flooring, pedestal wash-hand basin, toilet suite, tiled walls, panelled bath with shower over and a radiator.

EXTERNAL

To the rear is a paved garden with fenced borders, mature plants and access to the parking area which contains two parking spaces.

DESCRIPTION

This immaculately presented three bedroomed town house has been maintained to a very high standard by the current owners and benefits from two off-street parking spaces with additional parking available for a small fee. The home briefly comprises a hallway, downstairs W.C, kitchen/dining room, rear paved patio garden, lounge, bedroom and bathroom to the first floor with two more bedrooms and an additional bathroom on the second floor. We highly recommend viewing this property. Call Dee Atkinson & Harrison to arrange your viewing!

SITUATION

Situated in an immensely popular location just a short walk from the town centre of Beverley, the popular Flemingate shopping centre and Beverley train station.

