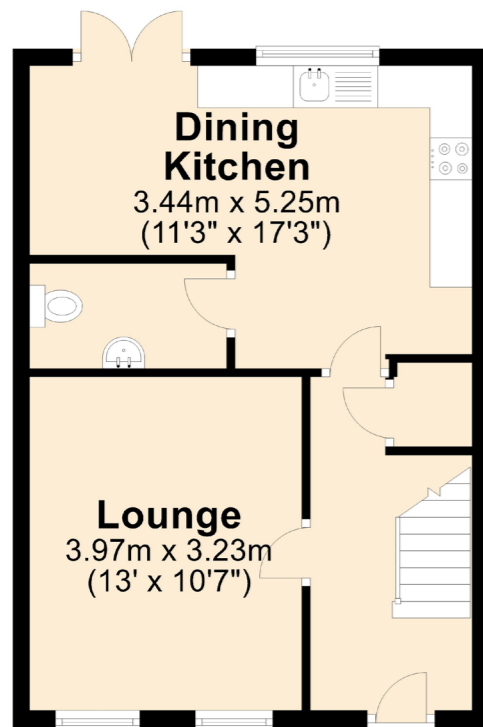
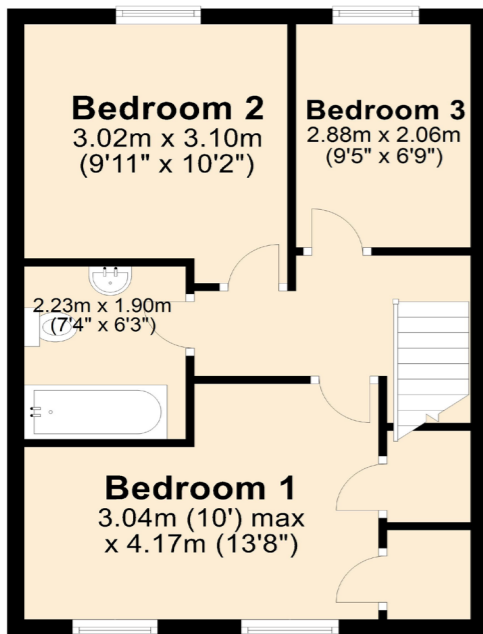


Ground Floor



Floorplan of existing building. Plan produced using PlanUp.

First Floor



£265,000

**16 Harrison Mews,
Beverley**

HEATING & INSULATION

The property has dual zone gas-fired radiator central heating and sealed unit 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.



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

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Tiled floor, understairs cupboard and radiator.

LOUNGE

Radiator.

DINING KITCHEN

Situated at the rear with French doors opening to the feature patio garden. Fitted cabinets have matt pale grey doors and quartz work surfaces with a one and a half bowl single drainer sink. Built-in electric oven, hob and hood. Plumbing for automatic washing machine. Radiator.

SEPARATE WC

Larger than average with low level toilet suite and wash-hand basin. Radiator.

FIRST FLOOR

LANDING

Radiator and loft access hatch.

BEDROOM ONE

Built-in wardrobe and bulkhead storage cupboard. Radiator.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator.

BATHROOM / WC

Appointed with half to full height wall tiling and fittings including a panelled bath with plumbed shower and screen fitted above. Toilet and pedestal wash-hand basin. Radiator.

EXTERNAL

Set behind a shallow paved forecourt with iron railings this property has a feature garden at the rear which is fully enclosed by high fencing. There is a distinctive patterned tile patio area which is surrounded by planting of various shrubs and fruit trees.

PARKING SPACES

Two allocated car parking spaces are situated to the rear of the house.

16 Harrison Mews, Beverley, HU17 0FS

DESCRIPTION

This is a most attractive modern three bedroomed town house in a pleasant and convenient setting and providing lovely accommodation which has been much improved from the original builder's specification. The house is within a cul-de-sac on a popular mews style development with no passing traffic. It is tastefully decorated and presented; a nicely appointed dining kitchen has french doors opening out onto a good sized fully fenced rear garden with a feature patio - ideal for enjoying the outdoor space in the summer. A cosy front lounge looks out to an area of open greenspace. Two car parking spaces are allocated.

SITUATION

There are many amenities within a few hundred yards of this property, including the shopping, cinema, cafes bars and eateries within the Flemingate Complex and the town's leisure centre and swimming pool. A further walk, beyond the railway station, will bring you to the southern area of Beverley's historic town centre at Wednesday Market. This is an excellent position for getting out and about without the car.

