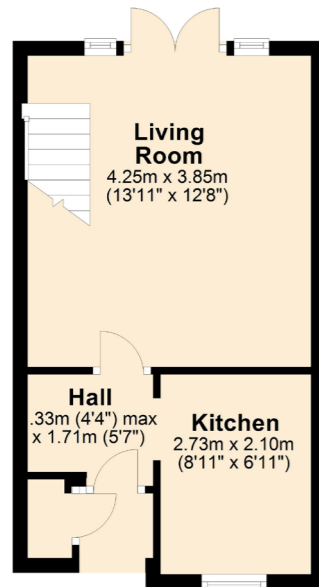


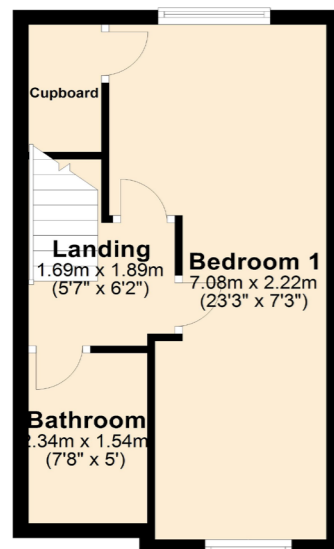
**Ground Floor**  
Approx. 26.9 sq. metres (289.7 sq. feet)



Total area: approx. 53.8 sq. metres (579.2 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.

**First Floor**  
Approx. 26.9 sq. metres (289.5 sq. feet)



**£170,000**

**51 Inglefield Close,  
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 'B'.

**VIEWING**

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



Score	Energy rating	Current	Potenti.
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.

**LIVING ROOM**

French doors open to the rear garden and the staircase leads off, a space beneath with shelving being ideal as a study area. Radiator and ceiling coving.

**KITCHEN**

Fitted units with a cream gloss finish comprise base and wall cupboards with worktops, one and a half bowl single drainer sink and integrated electric oven and hob. Plumbing for automatic washing machine. Radiator.

**FIRST FLOOR**

**LANDING**

Loft access hatch.

**BEDROOM ONE**

Bulkhead cupboard housing gas central heating boiler and fitted slatted shelving. Radiator.

**BEDROOM TWO**

Radiator. N.B. The dividing wall between these rooms has been removed, but will be reinstated by the vendor if a purchaser requires.

**BATHROOM**

Suite comprises a low level toilet, panelled bath with electric shower and fixed screen, and a vanity wash-hand basin. Full height splashback wall tiling, towel radiator and extractor fan.

**OUTSIDE**

A paved forecourt provides a single car parking space. To the side of the house is a walled and fenced area with a timber shed and outside power provision. To the rear is a patio and lawned garden that slopes up to a tree line beyond the rear boundary.

# 51 Inglefield Close, Beverley, HU17 8XG

**DESCRIPTION**

This modern end town house is set at the end of a cul-de-sac section of a housing development on Beverley's south western boundary. The property offers one/two bedroomed accommodation with a good sized rear garden that is both south facing and backs onto a field. In addition to a front car parking space a wide side area could possibly be used for extra parking and certainly is the ideal secluded location for the outside shed. Inside is very well presented which makes this an inviting home, the accommodation spills out through rear french doors into the garden, and also includes a well appointed kitchen and bath/shower room.

**SITUATION**

The property backs onto fields on the south western edge of Beverley town and is close to the Morrison's store, just off the A164 which leads into Beverley from the Humber Bridge and A63 to the west side of Hull. A link with the A1079 Hull to York road is within a mile of the house and its just over one and a half miles into the bustling centre of this historic Market Town with a wide range of shops, cafes bars and eateries. Beverley also boasts common Westwood pastures with both golf and horse racing courses, a modern sports centre with swimming pool, various sports clubs and the house is in the catchment for Beverley Minster Junior and Boys Grammar Schools.

