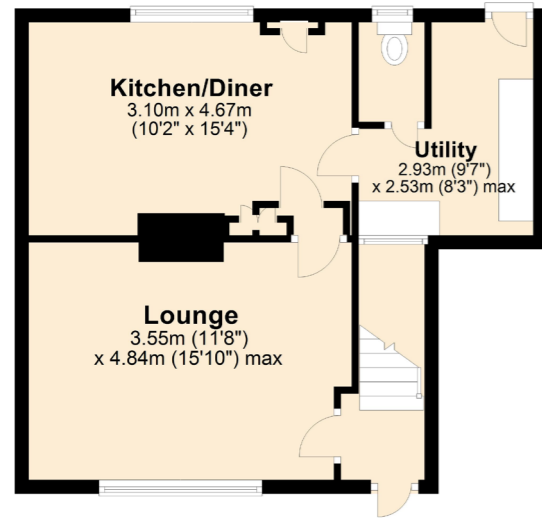


Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)

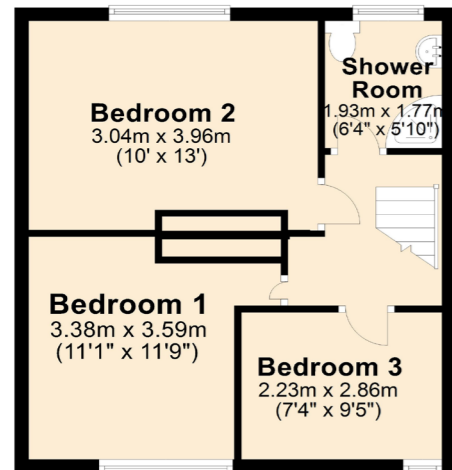


Total area: approx. 79.7 sq. metres (857.6 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.

First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



£245,000

**31 Hillcrest,
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.



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



31 Hillcrest, Beverley, HU17 7HS

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator.

LOUNGE

Fireplace feature with hearth and mantlepiece. Two radiators.

DINING KITCHEN

Appointed with a range of modern grey cabinets including an integral electric oven, induction hob and cooker hood. Plumbing for dishwashing machine, concealed gas boiler, radiator and French doors to rear garden.

UTILITY ROOM

Fitted with a base cabinet with single drainer sink and extended worktop. Plumbing for automatic washing machine. Understairs cupboard. Radiator.

SEPARATE WC

Low level toilet suite.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

Radiator.

BEDROOM TWO

Fitted double wardrobe and radiator.

BEDROOM THREE

Cabin bed and radiator.

SHOWER ROOM / WC

A quadrant enclosure contains a plumbed shower fitting. Vanity wash-hand basin and low level toilet suite. Heated towel radiator.

EXTERNAL

A wide side driveway leads to the detached single garage. The gardens are laid for ease of maintenance, the stone chipping forecourt providing potential for further off-street parking. At the rear landscaping comprises a mixture of block paving and stone chippings with a paved patio.

DESCRIPTION

This is a well appointed semi-detached house set within an established cul-de-sac of similar homes which enjoy good sized gardens. The property has been quite recently improved to include the installation of replacement double glazing and contemporary kitchen and bathroom fittings, also providing a useful utility room and ground floor WC. The house presents as a tidy three bedroomed home in move in condition with easily maintained gardens and good provision of off street parking, to include a garage.

SITUATION

Hillcrest is situated in Molescroft, near the northern edge of Beverley enjoying speedy access onto the northern by pass and on to routes around the region. This is a well established residential area with local junior and secondary schools a short approximate equi-distance from the property which in turn is around one and a quarter miles from the historic centre of the town which is home to a vast array of shops, bars cafes and restaurants. Beverley also offers bus and rail travel options, and facilities & clubs for most sports and recreational pursuits. The location enjoys large open playing fields, a parish hall and local shops on Woodhall Way, which also leads to a country walk along the disused railway line.

