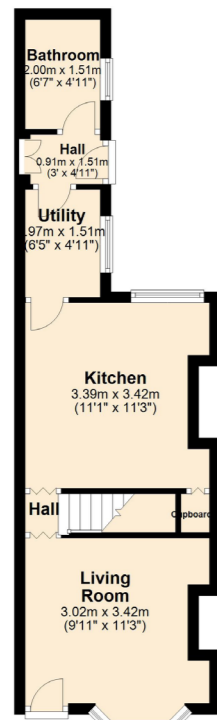
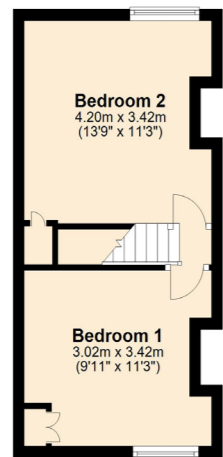


Ground Floor
Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 sq. feet)
Floorplan of existing building.
Plan produced using PlanUp.

First Floor
Approx. 23.8 sq. metres (256.6 sq. feet)



£135,000

**90 Beaver Road,
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 'A'.

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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



90 Beaver Road, Beverley, HU17 0QW

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

LIVING ROOM

Double glazed bay window to the front, carpet flooring and a radiator.

HALL

Vinyl flooring and stairs leading to the first floor.

KITCHEN

Double glazed window to the rear, wall and base units, gas hob/oven, stainless steel sink, splashback, storage cupboard and a radiator.

UTILITY ROOM

Double glazed window to side, carpet flooring and a radiator.

REAR HALL

Carpet flooring, door to garden and a storage cupboard.

BATHROOM

Double glazed obscured window to side, panelled bath with shower over, toilet, pedestal sink and vinyl flooring.

FIRST FLOOR

BEDROOM ONE

Double glazed window to the front elevation, storage cupboard, carpet flooring and a radiator.

BEDROOM TWO

Double glazed window to rear elevation, storage cupboard, carpet flooring and a radiator.

EXTERNAL

To the front there is a small paved garden with fenced borders and an access gate. To the rear there is a partially lawned garden with fenced and hedge borders.

DESCRIPTION

This mid-terrace property is situated in an established residential area, close to local amenities and a short distance from the town centre. Accommodation comprising of living room, kitchen, ground floor bathroom/toilet and two double bedrooms to the first floor. The property also has a lawned garden with views of the minster. Gas central heating and uPVC double glazing.

SITUATION

The property is located on Beaver Road in Beverley, which is around a ten minute walk from the Beverley town centre which contains a variety of shops, cafes, bars and the local railway station. Beverley's other many facilities include good schools, a theatre, sports and recreation clubs including golf and horse racing on the Westwood common pastures.

