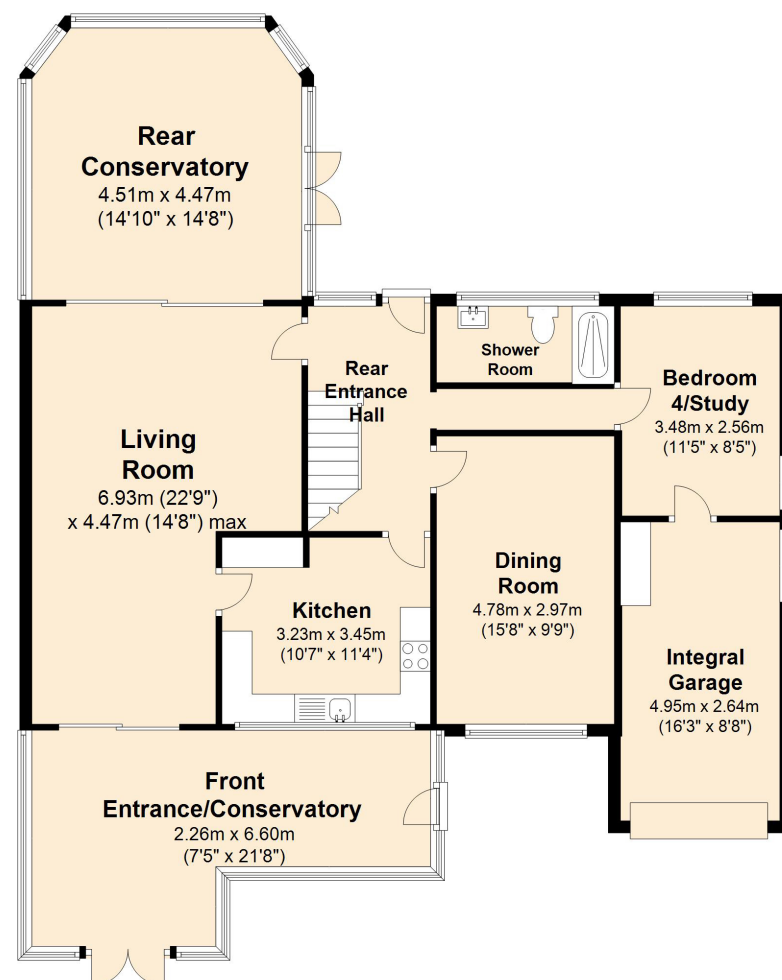
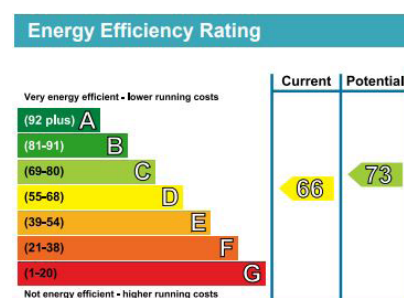
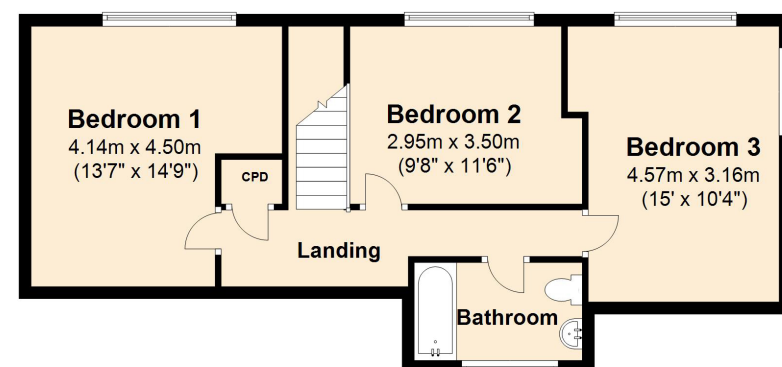


Ground Floor



First Floor



£485,000

The Chalet,
Thurstan Close
Beverley

TENURE

We understand the property to be freehold (subject to confirmation by the vendor's solicitors).

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiry only).

SERVICES

Mains water, gas, electricity and drainage are connected to the property. None of the services or installations have been tested.

VIEWINGS

By prior arrangement with the agent's Beverley office on Tel: (01482) 866844

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



The Chalet, Thurstan Close, Beverley, HU17 8LU

DESCRIPTION
It doesn't get better than this for lovers of both the town and countryside! This individual detached chalet style house has its own gate onto the Westwood on the outskirts of Beverley, and there are open views of the pastures from many of the rooms in the property. These include two reception rooms, two conservatories and up to four bedrooms with two bath/shower rooms. The house has an integral garage and private driveway plus, just across the close, the vendor has built a substantial further detached double garage. This has been plastered and used as a gym, with potential also for home office or workshop, Further private parking is also provided. With a superb provision of both living and outside space, nearby local schooling and amenities, this is an ideal family home.

LOCATION
Thurstan Close is a small cul-de sac of detached homes on the edge of Beverley, located between the Minster Junior and Boys' Grammar schools and adjoining the Westwood common pastures that border the town on the west. Access is off Central Avenue, and the property enjoys a quiet semi rural setting yet is within three quarters of a mile of many of the amenities in and around the historic town centre which include excellent shopping, and an abundance of restaurants, bars and cafes.



THE ACCOMMODATION COMPRISES:

ON THE GROUND FLOOR

FRONT ENTRANCE/CONSERVATORY
With doors from the driveway and out onto the front garden this large space includes a feature raised brick well with glass cover.

LIVING ROOM
Light and airy with sliding patio doors to conservatories and two south facing side windows. Three radiators. Electric fire.

REAR CONSERVATORY
Has double door to the garden and is a very pleasant space to sit and look out onto the Westwood. Radiator.

KITCHEN
Comprehensively fitted with a range of beech effect cabinets to all walls including laminate worktops with splash back tiling and a 1 ½ single drainer sink. Integral appliances include and electric double oven and hob, dish washing machine and fridge freezer.

REAR ENTRANCE HALL
With staircase off and two radiators.

DINING ROOM
Radiator.

SHOWER ROOM WITH WC
Suite including a shower tray with side screen and plumbed shower fitment. Low level toilet suite and vanity wash hand basin. Wall tiling, extractor fan and heated towel radiator.

BEDROOM FOUR/STUDY
Radiator and door to...

INTEGRAL GARAGE ONE
Front up and over door, plumbing for automatic washing machine and gas combination boiler.

FIRST FLOOR

LANDING
Built in linen cupboard and ceiling access with fitted ladder to floored loft space.

BEDROOM ONE
Comprehensively equipped with a range of fitted furniture in a white oak effect finish including four double wardrobes, chest of drawers and dresser unit

and bedside cabinets with shelving and overhead storage. Radiator.

BEDROOM TWO
Radiator.

BEDROOM THREE
With fitted furniture comprising two double wardrobes and a centre drawer chest. Radiator.

BATHROOM WITH WC
White suite includes a panelled bath with a plumbed shower fitted above and folding screen. Low level toilet suite and vanity wash hand basin. Tiled walls with heated towel rail and extractor fan.

OUTSIDE

DRIVEWAY
Within the plot there is a block paved driveway approach to the integral garage plus a lean to carport at the side of the house.

GARDENS
Attractive and manageable gardens are well maintained comprising a front lawn with established shrub borders, an area of shrubbery to the south side of the property and a rear paved patio and further lawn with well stocked borders of shrubs and perennials. The plot is enclosed by fencing which includes a hand gate at the rear giving access onto the Westwood.

NUMBER TWO DOUBLE GARAGE (24'8" x 16'6")
This modern brick and tile garage building with two up and over doors has been internally plastered with double glazed window and personnel door and electric heaters. It has been used by the vendor as a gym and would also be ideal for home office or workshop use. A block paved forecourt/driveway provides parking space for two further vehicles.

HEATING AND INSULATION
The property has gas fired radiator central heating, UPVC double glazing and cavity wall insulation.