



£475,000

The Orchard,
4 Malton Road
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

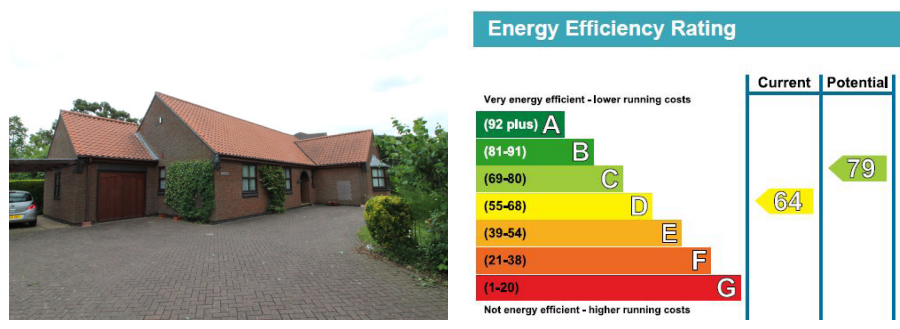
Mains water, gas, electricity and drainage are connected to the property. None of the services or installations have been tested.

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 Orchard, 4 Malton Road, Beverley, HU17 7QX

DESCRIPTION

This impressive detached bungalow was built to an individual design and specification in around 1990 and stands on a secluded plot of about 0.3 of an acre. Two attractive reception rooms with patio doors, and the kitchen, enjoy outlooks onto an enclosed rear garden and at the front of the bungalow there is a master suite with dressing area and a shower room, plus two further bedrooms. The site has a wide frontage providing extensive vehicle facilities and the overall plot size also presents the opportunity for further development to create a more substantial property, if required. General modernisation of the interior is likely to be needed for modern day purchasers, but the buyer will soon realise this is a rare find within Beverley and effort and expenditure on alterations could create a truly fantastic home.

LOCATION

The Orchard is set behind a mature front boundary screen on the east side of Malton Road just beyond the roundabout outside the Molescroft Inn on Beverley’s northern outskirts. It is about one mile, along what is widely regarded as the most attractive route into the town centre, into Beverley’s Market Place. Here, and roundabout, you will find a superb range of shopping, with both national and local retailers, bars and eateries in abundance, plus attractions such as the East Riding Theatre and Beverley Minster. The town is well provided with sports facilities, a cinema, racecourse and golf club, these latter facilities being on the town’s common Westwood pastures.



THE ACCOMMODATION COMPRISES:

ON THE GROUND FLOOR

ENTRANCE HALL

Built in cloaks cupboard and linen cupboard, two radiators, ceiling coving. A hatch with fold away ladder leads to a boarded loft space with electric light.

SEPARATE WC

Low level toilet suite and pedestal wash hand basin. Radiator and ceiling coving.

LOUNGE

Fitted gas fire on a hearth. Patio doors leading to the rear garden. Two radiators and ceiling coving.

DINING ROOM

A further patio door leading to the rear garden, radiator and ceiling coving.

BREAKFAST KITCHEN

Fitted cabinets to two walls with laminate worktops, 1½ bowl single drainer sink and splash back tiling. Provision for electric cooker and dishwasher, integrated microwave, radiator and ceiling coving.

UTILITY ROOM

Fitted with a single drainer sink unit and wall cupboards, built in cupboard and gas combination boiler.

MASTER BEDROOM SUITE

DRESSING ROOM

With mirror door sliderobes and a dresser with drawers.

BEDROOM

Fitted with two double wardrobes with two chest of drawers. Bay window, two radiators and ceiling coving.

ENSUITE SHOWER ROOM

Includes a quadrant shower enclosure, pedestal wash hand basin, bidet and low level toilet suite. Approx half to full height wall tiling. Radiator and ceiling coving.

BEDROOM TWO

Fitted with wardrobes to one wall. Radiator and ceiling coving.

BEDROOM THREE

Radiator and ceiling coving.

BATHROOM

Ivory coloured suite comprises a roll edge bath set in timber panelling with mixer taps and shower attachment. Low level toilet suite and pedestal wash hand basin. Approx half to full height wall tiling, radiator, ceiling coving and extractor fan.

EXTERNAL

Attached single garage with further lean to car port to the side. The property is served by an individual gated block paved driveway which includes a large forecourt parking and turning area.

GARDEN



The property is set within a mature private plot of around 0.3 of an acre. This includes an extensive road frontage with a dense screen of roadside shrubbery and front lawn. To the rear there is a paved terrace adjacent to the bungalow and the majority of the garden is lawned with a good number of fruit trees and boundary edging or close boarded fencing. The left side of the plot contains a small vegetable garden, timber shed and aluminium greenhouse.

HEATING AND INSULATION

The property has gas fired radiator central heating and sealed unit double glazing in wooden frames.