

Total area: approx. 99.8 sq. metres (1074.5 sq. feet)



£178,000

**3 Birch Close,
Beverley**

HEATING & INSULATION

The property has gas fired radiator central heating, uPVC double glazing and cavity wall insulation.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

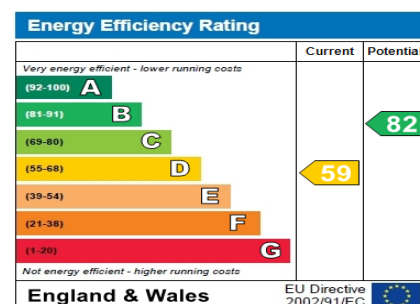
The property is held under freehold title with vacant possession on completion.

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 'C'.

VIEWING

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



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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3 Birch Close, Beverley, HU17 9RD

DESCRIPTION

Birch Close comprises just eight bungalows and dormer houses in a quiet cul-de-sac on the popular Model Farm estate which was developed in the 1960's. The versatile style and layout of this property currently provides four bedrooms with further potential to alter the ground floor to create a larger living kitchen if so desired, there already being a sizeable front reception room. The house enjoys a pleasant garden to the rear which includes a 24ft/7.3m garage.

SITUATION

The property is located towards the north eastern edge of Beverley, off Hull Bridge Road which is part of the main route leading into the town from the east coast and links to the town's by-pass and routes leading off to Hull, Driffield and York, It is a mile or so into the town centre at Saturday Market where a wide range of shopping facilities are available, as well as cafes, bars and restaurants in abundance. The town is also well provided with sports and recreational facilities and public transport by bus and train.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Radiator and storage cupboard.

LOUNGE / DINING ROOM

A tiled fireplace has an open grate and the staircase leads off. Two radiators and ceiling coving.

KITCHEN

Comprehensively fitted with a range of base and wall cupboards with maple-effect fronts and woodblock-effect laminate worktops including one and a half bowl single drainer sink. Built-in electric oven and gas hob. Plumbing for automatic washing machine. Radiator. Meter cupboard.

BEDROOM FOUR

With three fitted double wardrobes. Radiator.

SHOWER ROOM

Suite includes a large walk-in shower enclosure, wash basin and toilet. Tiled walls and radiator.

FIRST FLOOR

LANDING

Airing cupboard with radiator and shelving.

BEDROOM ONE

Two built-in double wardrobes and dresser unit. Radiator.

BEDROOM TWO

Radiator.

BEDROOM THREE

Radiator and access to loft area containing gas combination boiler.

EXTERNAL

DETACHED GARAGE

Of concrete sectional construction. Side approach driveway.

GARDEN

The front garden has been gravelled with established planted borders. To the rear the main garden is enclosed by fencing with established borders and comprises a good sized patio, a lawn and a section of vegetable plot to the rear of the garage.