



£350,000

**25 St Martins Court
Beverley**

SERVICES

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

TENURE

Freehold. Vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING

Strictly by appointment with the sole agents on 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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25 St Martins Court, Beverley. HU17 8JB

DESCRIPTION

This modern detached house, linking with the neighbour just at one corner of a bedroom, is a rare find for those wanting manageable accommodation with garage/parking in central Beverley. Forming part of a mews style development the house was built in the mid 1980's and provides 4 bedroom/2 bathroom accommodation offering the opportunity for upgrading to personal requirements, together with a very private enclosed garden in a quiet cul-de-sac setting. There is a partial view of Beverley Minster from the first floor at the rear, and to the front the house looks along the street to the junction with Lairgate.

LOCATION

The property is on the south western edge of the town centre, with vehicle access from Lairgate and a pedestrian route into the town centre via Minster Moorgate, taking in the Minster should you wish, perhaps the most notable and famous buildings of this historic market town. The nearest shops in Wednesday Market are just a third of a mile away, and a little further level walking gives access to the rail station, Flemingate retail and leisure park and the sports centre. Beverley's other many facilities include good schools, a theatre, sports and recreation clubs including golf and horse racing on the Westwood common pastures.



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Understairs cupboard, radiator, dado rail and ceiling coving.

SEPERATE WC

Pink low level toilet and wash basin. Radiator.

LONGE

A brick fireplace incorporates a living flame gas fire and french doors open to the rear garden. Radiator, dado rail and ceiling coving. Double doors to:

DINING ROOM

Radiator, dado rail and ceiling coving.

KITCHEN

Fitted with cabinets having medium oak fronts and granite effect laminate worktops with one and a half bowl single drainer sink. Built in electric double oven and 4-ring gas hob with hood above. Plumbing for washer and dishwasher plus tumble dryer and fridge-freezer positions. Concealed gas boiler, radiator and dado rail.

FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder (fitted electric immersion heater).

BEDROOM ONE

Range of three fitted double wardrobes in recess. Radiator.

ENSUITE SHOWER & WC

Recessed enclosure with plumbed shower fitment, wash hand basin and toilet. Approx half to full height wall tiling, electric shaver point.

BEDROOM TWO

Radiator

BEDROOM THREE

Radiator

BEDROOM FOUR

Radiator

WET ROOM & WC

Electric shower, toilet and wash hand basin. Approx half to full height wall tiling. Radiator.

OUTSIDE

DETACHED GARAGE

Up and over and personal doors, electric light and power. Private approach drive with car port providing a further parking space.

GARDEN

The rear of the property is fully enclosed with walls and a high privet hedge, affording total privacy to the paved area which includes shrub borders - an easily maintained courtyard garden ideal for barbecues and outside entertaining or sitting out and enjoying the peacefulness of this town centre property.

HEATING & INSUALTION

The property has gas fired radiator central heating and uPVC replacement double glazing (woodgrain effect).

