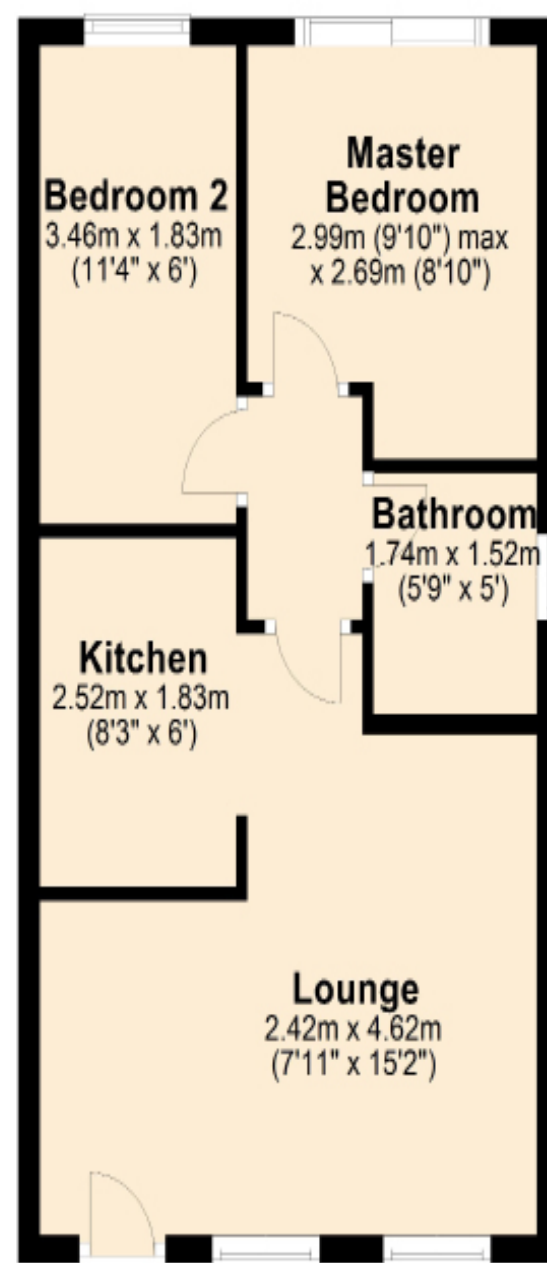


## Ground Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



Total area: approx. 39.6 sq. metres (426.8 sq. feet)



### SERVICES

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

### TENURE

The dwelling is held part on absolute title and part possessory title, for which the Seller has secured an indemnity insurance policy to ensure the possessory title element is acceptable on the open market with mortgage lenders. The 2 parking spaces and part of the forecourt are also held on the possessory title and so are covered by the same indemnity insurance policy. The Buyer's Solicitors can readily inspect the title and advise the Buyer accordingly.

### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. To be confirmed.

### VIEWING

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.



£139,950

Brickhill Cottage,  
Old Barmston Road  
Beverley



11 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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.

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**THE ACCOMMODATION COMPRISES:**

**LOUNGE**  
Composite door, karndean flooring. Open to kitchen. Radiator

**KITCHEN**  
With a range of Grey base wall and drawer units, built in oven and hob granite worktops.

**BEDROOM ONE**  
French doors. Radiator.

**BEDROOM TWO**  
Radiator.

**BATHROOM**  
Comprising white suite wall hung basin, low flush w.c bath with electric shower above. Radiator.

**EXTERNAL**  
To the front open plan block paved, to the rear low maintenance garden with fencing to boundaries.

**HEATING AND INSULATION**  
The property has gas fired central heating and uPVC double glazing.



**Brickhill Cottage, Old Barmston Road, Beverley  
HU17 0DB**

**DESCRIPTION**  
We are delighted to bring to the market two bedroom detached bungalow built by a local developer in a convenient location in the ever popular town of Beverley. Finished to a high standard including karndean flooring throughout, granite worktops Lounge, Modern fitted kitchen with over and hob, Two bedrooms with French doors to rear, Bathroom with over bath mains shower. Externally the property enjoys a low maintenance rear courtyard garden with patio and side access, there is also allocated parking for two vehicles.

**SITUATION**  
Old Barmston Road Lies on the eastern edge of Beverley and gives very speedy access to the main routes into the town from Hull, Driffield and the East coast as well as the new southern by-pass. The main amenities of the vibrant town centre, comprising shops bars and restaurants are within about a mile of the property.

