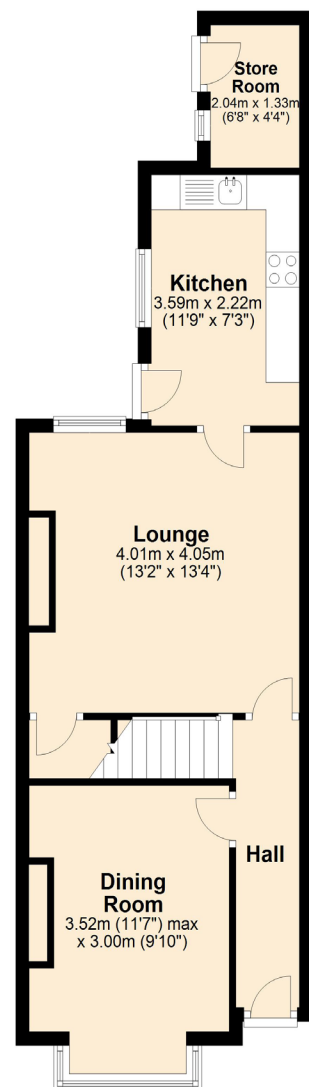


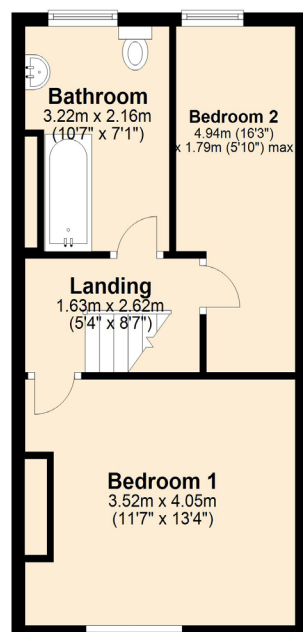
Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)

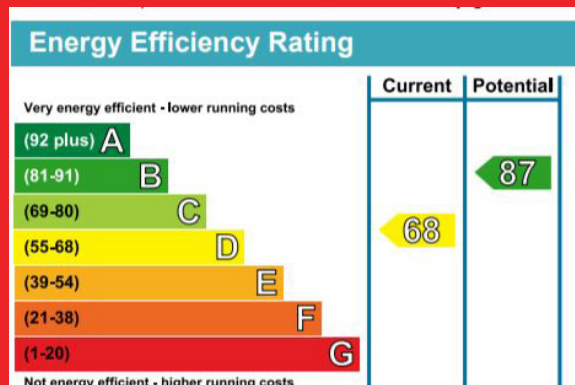


First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)



SERVICES

All main services are connected to the property. 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 'B'.

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.



£135,000

21 Swinemoor Lane,
Beverley



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THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc double glazed door to entrance. Stairs leading to the first floor.

DINING ROOM

Bay window to the front elevation, adam style fire surround . Coving to the ceiling. Radiator.

LOUNGE

Upvc double glazed window to the rear. Feature fire surround.

KITCHEN

With a range of cream base, wall and drawer units. Plumbed for an automatic washing machine.

STORE

UPVC double glazed door.

FIRST FLOOR

LANDING

BEDROOM ONE

Upvc double glazed window to the front elevation . Radiator.

BEDROOM TWO

Upvc double glazed window to the rear elevation . Radiator.

BATHROOM

Comprising white suite with low flush w.c , pedestal wash hand basin. Bath with electric shower above. Radiator,

OUTSIDE

To the front brick wall to boundaries. To the courtyard garden with raised seating area, split by rear access. Garage with up and over door and side door leading into the additional garden.

HEATING & INSULATION

The property has gas fired radiator central heating and UPVC double glazing.



21 Swinemoor Lane, Beverley, HU17 0JU

DESCRIPTION

Well-proportioned middle terrace house situated in convenient location . Briefly comprising two reception rooms, fitted kitchen and to the first floor two bedrooms and bathroom. Garden to the front, to the rear a spilt garden with garage and off street parking. No onward chain.

LOCATION

Swinemoor Lane lies on the eastern edge of Beverley and gives very speedy access to the main routes into the town from Hull, Driffeld 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.

