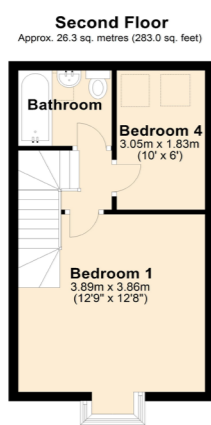
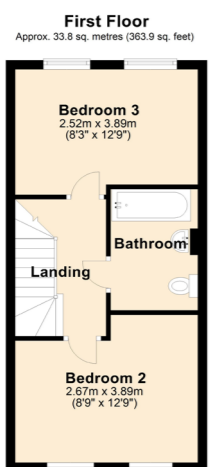


Total area: approx. 88.8 sq. metres (955.9 sq. feet)



**£255,000**

**19 Dickinson Walk,  
Beverley**

**HEATING & INSULATION**

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

**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 'D'.

**VIEWING**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			



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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.

**Dee Atkinson & Harrison**



## 19 Dickinson Walk, Beverley, HU17 0FT

### DESCRIPTION

This three storey end of terrace mews house offers versatile living accommodation. To the ground floor there is an open plan kitchen/day room and a cloakroom with utility area. At first floor level there is a lounge bedroom and a bathroom. The second floor comprises the master bedroom together with a further bedroom and bathroom. Externally there is a pleasant rear garden and the property benefits from two parking bays.

### SITUATION

A most appealing walkway leads through to Dickinson Walk which is situated in a quiet location on the sought after Flemingate Development with no through traffic. The property is within walking distance of local schools and an excellent range of amenities at nearby Flemingate. It is also within easy reach of Beverley town centre which has good road and rail links to Hull city centre, York and the M62 motorway network.



### THE ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE HALL

Accessed via a composite door the hall has a wall mounted radiator, an understairs storage cupboard and stairs leading to the first floor landing.

##### CLOAKROOM

Comprising a wash-hand basin and a low level WC. There is a wall mounted radiator and plumbing is provided for an automatic washing machine.

##### BREAKFAST KITCHEN

With a uPVC double glazed window and French doors to the rear aspect. There is a good range of wall and base units, a one and a half bowl sink with drainer, an integrated gas hob and an electric oven with extractor hood above. Ceramic flooring, inset light fittings and radiators. The kitchen is open plan to the lounge/dining area.

#### FIRST FLOOR

##### LANDING

With a staircase leading to the second floor landing. Radiator.

##### LOUNGE / BEDROOM

With windows to the front elevation and a radiator. The current owners are using this as an additional lounge.

#### BEDROOM TWO

With windows to the rear elevation. Radiator.

#### BATHROOM

Comprising a white suite with low flush WC, a pedestal wash-hand basin and bath with glass shower screen. Partly tiled walls and ceramic flooring. Radiator.

#### SECOND FLOOR

##### LANDING

With a door leading to the:

##### MASTER BEDROOM

There is a window to the front elevation. Storage cupboard and radiator.

##### BEDROOM THREE

With Velux windows to the rear elevation. Radiator.

##### SHOWER ROOM

Has a Velux window to the rear elevation and comprises a white suite with low flush WC, a pedestal wash-hand basin and a bath. Ceramic flooring and radiator.

#### EXTERNAL

The front of the property is neatly maintained and has an open plan pedestrian walkway with no through traffic. To the rear there is a pleasant garden with a patio, lawned area, borders and shrubs. A gate leads to the parking bays.