

# HUNTERS®

HERE TO GET *you* THERE



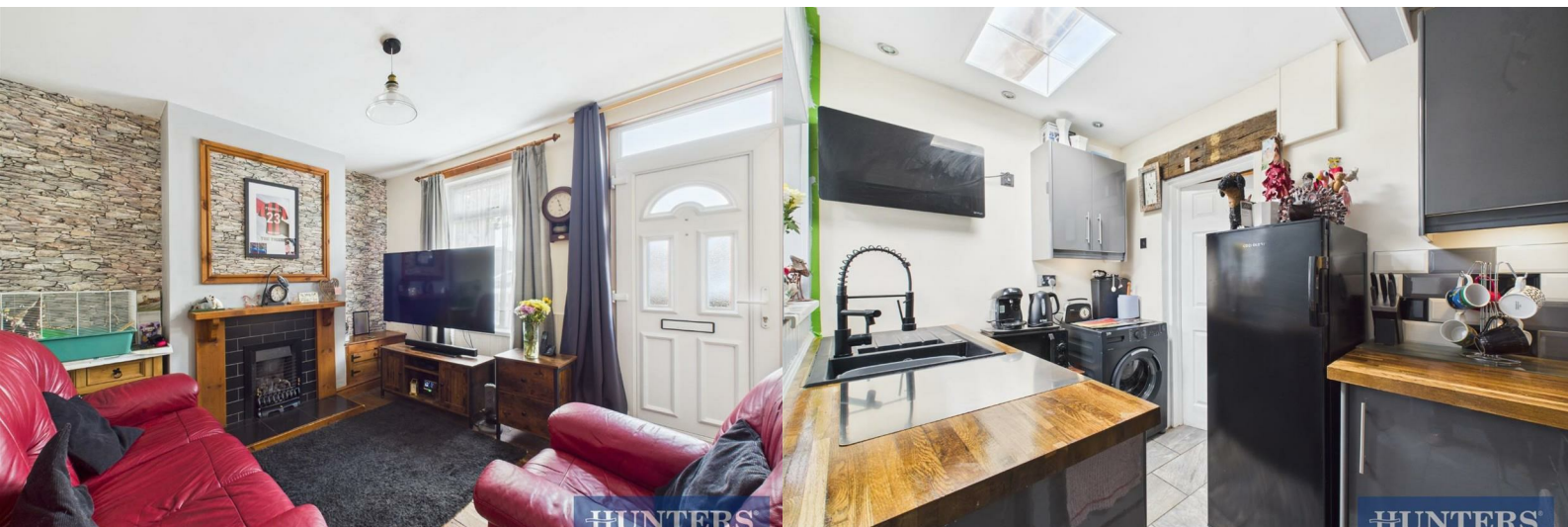
## Holme Church Lane

Beverley, HU17 0PY

Offers Over £120,000



Council Tax: A



# 180 Holme Church Lane

Beverley, HU17 0PY

Offers Over £120,000



## Lounge

UPVC front entrance door into the lounge with double-glazed window to the front aspect, radiator and power points.

## Dining Room

Dining space with electric fire, radiator and power points.

## Kitchen

UPVC double-glazed window to the rear aspect, tiled flooring, tiled splashback, range of wall and base units with roll top work surfaces, sink and drainer unit, space for a cooker, space for a fridge freezer, with extractor hood and power points.

## Bedroom 1

UPVC double-glazed window to the front and rear aspect, with built in cupboard, period feature fire, radiator and power points.

## Bedroom 2

UPVC double-glazed window to the rear aspect, with feature fire, radiator and power points.

## Shower room

UPVC double-glazed opaque window to the side aspect, vinyl flooring, shower cubicle with rainfall shower and wet wall, wash hand basin with vanity unit, low flush WC and extractor fan.

## Garden

Rear garden mainly laid to lawn with plant and shrub borders, and an outside tap.

## Parking

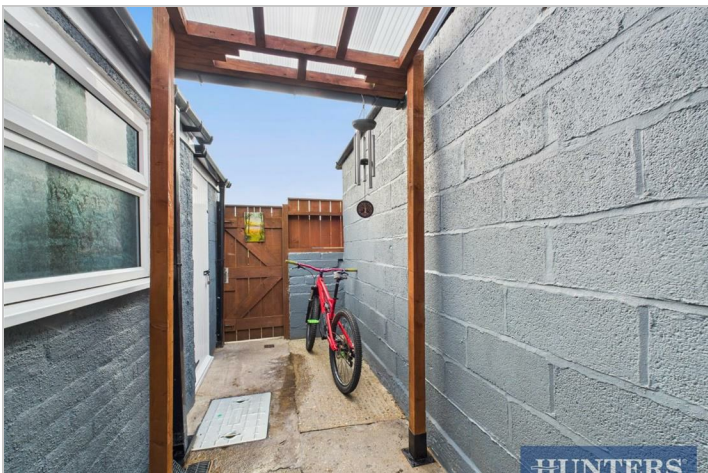
On street parking

This two-bedroom terraced home presents an excellent opportunity for first-time buyers, investors, or those seeking to downsize. Offering plenty of scope for personalisation, it provides the perfect canvas for new owners to create a home tailored to their own style and taste.

The accommodation includes a welcoming lounge, a separate dining room, a fitted kitchen, and a ground-floor bathroom. To the first floor, two well-proportioned double bedrooms are accessed from the landing, making for a practical and comfortable layout.

Externally, the property benefits from a surprisingly generous rear garden, ideal for outdoor relaxation, entertaining, or simply enjoying the sunshine during long summer days.

Perfectly positioned on Holme Church Lane, the home enjoys excellent transport connections and easy access to Beverley town centre with its array of shops, cafés, and local amenities—making this an attractive choice for a wide variety of buyers.



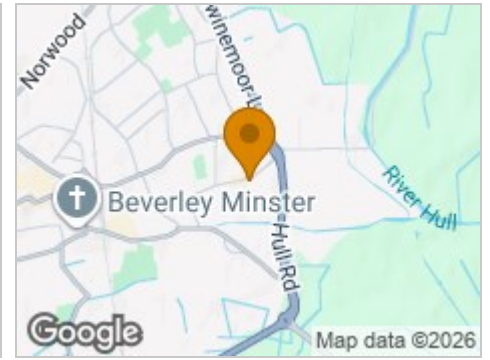
## Road Map



## Hybrid Map



## Terrain Map



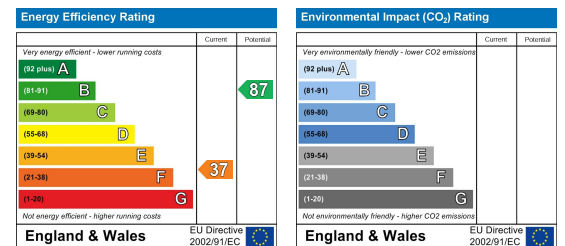
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.