

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holme Church Lane

Beverley, HU17 0PY

Offers In The Region Of £153,500



Council Tax:





# 122 Holme Church Lane

Beverley, HU17 0PY

Offers In The Region Of £153,500



## ENTRANCE HALL

UPVC entrance door, coving, radiator and stairs leading to the first floor landing.

## LOUNGE

UPVC box bay window to the front aspect, ceiling rose, coving, dado rail, radiator, gas fire, TV and power points.

## DINING ROOM

UPVC double glazed window to the rear aspect, coving, dado rail, radiator, gas feature fireplace, under stairs cupboard and power points.

## KITCHEN

UPVC double glazed window to the side aspect, range of wall and base units with roll top work surfaces and tiled splash backs, plumbed for washing machine, sink and drainer unit, space for fridge, electric oven, gas hob and power points.

## BEDROOM 1

UPVC double glazed window to the front aspect, radiator, feature fireplace, fitted wardrobes and power points.

## BEDROOM 2

UPVC double glazed window to the rear aspect, radiator and power points.

## BATHROOM

UPVC double glazed window to the rear aspect, laminate laid wood style flooring, radiator, four piece bathroom suite comprising of: panel enclosed bath with taps, enclosed shower unit with mains fed shower, low flush WC, wash hand basin with pedestal and part tiled walls.

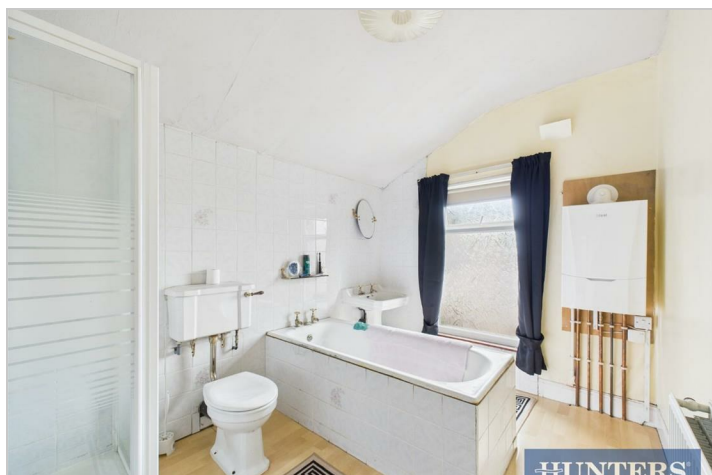
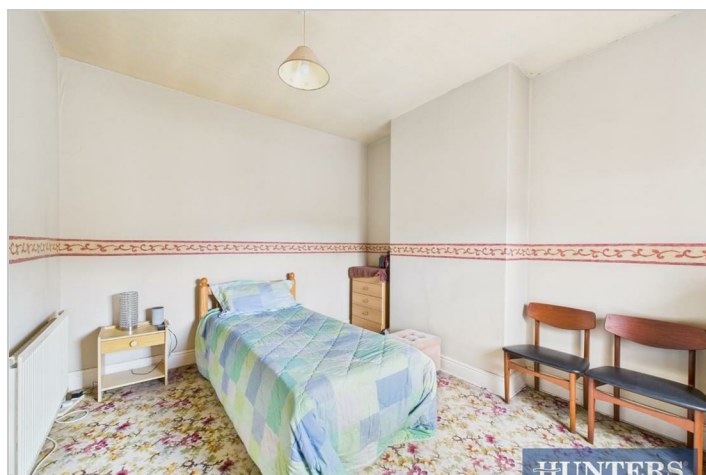
## GARDEN

Rear entrance to a low maintenance garden.

## ON STREET PARKING

## PUT YOUR OWN STAMP ON AND ENJOY THIS TWO BEDROOM TERRACE PROPERTY IN BEVERLEY!

Ideal property for first time buyers and investors, this two bedroom, mid-terraced property is located within walking distance of the Georgian market town of Beverley and everything it is famous for. From beautiful historic buildings, to the array of independent shops, cafés, restaurants and public houses, the Flemingate development that houses a cinema is a 5 minute walk, not to mention the Beverley Beck, which is just around the corner, and offers an enjoyable scenic walk- there is plenty to keep you entertained. This property briefly comprises; entrance hall, lounge, dining room, kitchen to the ground floor, two bedrooms and bathroom to the first floor and a low maintenance rear garden.



Road Map



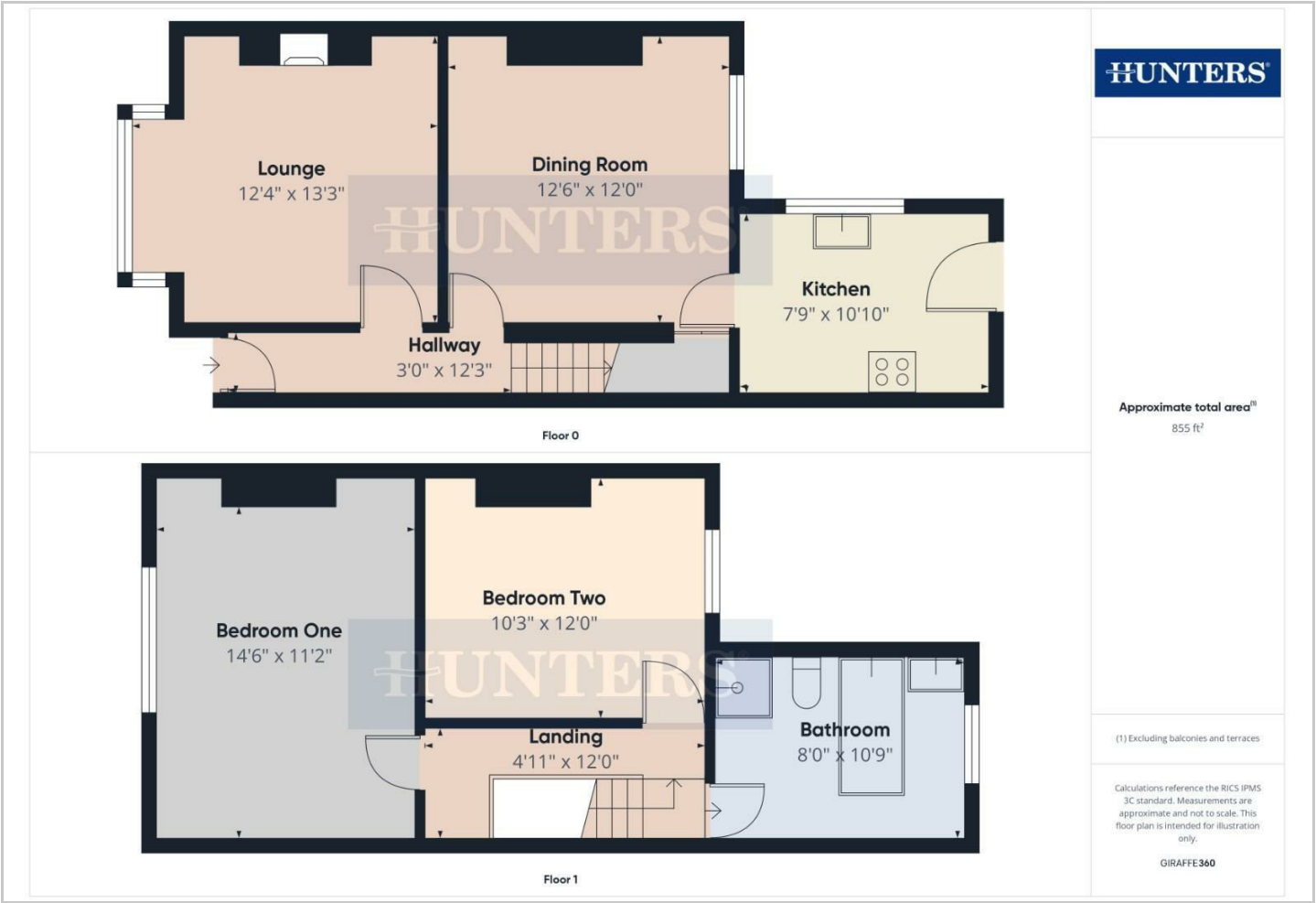
Hybrid Map



Terrain Map



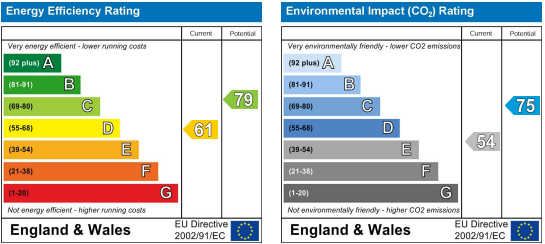
Floor Plan



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.