

**QUICK & CLARKE**  
The Property Specialists

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**16 Holgate Close, Beverley HU17 0RQ**  
**Offers Over £180,000**

- Fabulous starter house
- Well proportioned throughout
- Westerly facing garden
- Off-street parking
- Cul-de-sac position
- EPC Rating: C
- Council Tax Band: B

An attractive and well proportioned semi-detached house situated in a cul-de-sac position with a Westerly facing garden. Well proportioned throughout, and with a fantastic homely feel, the property also has off-street parking on the driveway. Viewing is highly recommended.

#### LOCATION

The property is situated on the West side of the cul-de-sac forming Holgate Close, which is accessed off Bielby Drive from Holme Church Lane. Situated on the Western edge of Beverley, the property lies approximately one mile from the Flemingate development and railway station. Lying just off the major road network the property provides ease of access onto Beverley's ring road linking the town with Hull, the M62 and the East Coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

4' x 2'5" (1.22m x 0.74m)

Composite glass panelled front door with window to one side. Opening directly into the living room.

##### LIVING ROOM

13'10" x 13'4" (4.22m x 4.06m)

A well proportioned living room with stairs leading up to the first floor accommodation and storage cupboard under. A white painted fireplace houses an electric fire and there is a window to the front elevation.

##### DINING KITCHEN

13'10" x 8'1" (4.22m x 2.46m)

Offering a good range of wall and base storage units with grey painted fronts and laminate work surfaces, ceramic tile splashbacks, four ring gas hob with extractor over, stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, wall mounted Ideal Standard Logic Plus boiler and space for table, door opening onto the rear garden and window under sink.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13'10" x 11'4" (4.22m x 3.45m)

A double bedroom with built-in wardrobes and further cupboard over the stairs. Window to the front elevation.

##### BEDROOM 2

10'2" x 7'11" (3.10m x 2.41m)

A further double bedroom currently used as a bedroom and a study, and with a window overlooking the garden.

##### BATHROOM

6'8" x 5'7" (2.03m x 1.70m)

Three piece sanitary suite comprising low level w.c., vanity hand wash basin, panelled bath, tiled splashbacks and window to the rear elevation.

##### OUTSIDE

The property is set back from the cul-de-sac with an open plan lawned garden to the front. Central to the lawn is an area of planting with mature shrubs which provides some level of privacy to the front of the house. A brick sett drive leads down the side of the property and up to the timber gate providing access to the rear garden.

The rear garden is Westerly facing and largely lawned with a fenced perimeter, flagged seating area and a shed for storage. There is also the potential to add a conservatory subject to the necessary consents.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

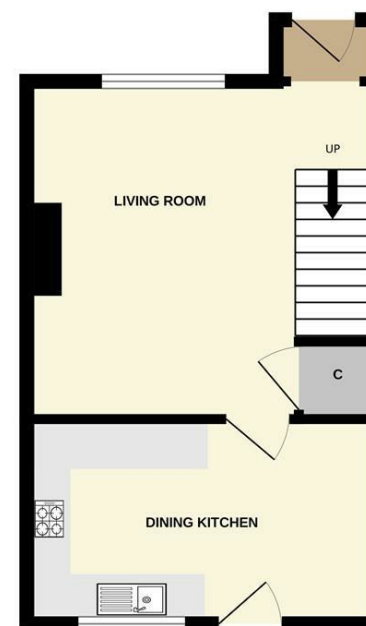
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

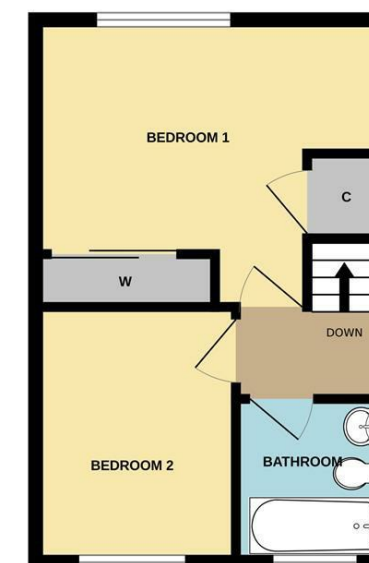
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GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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