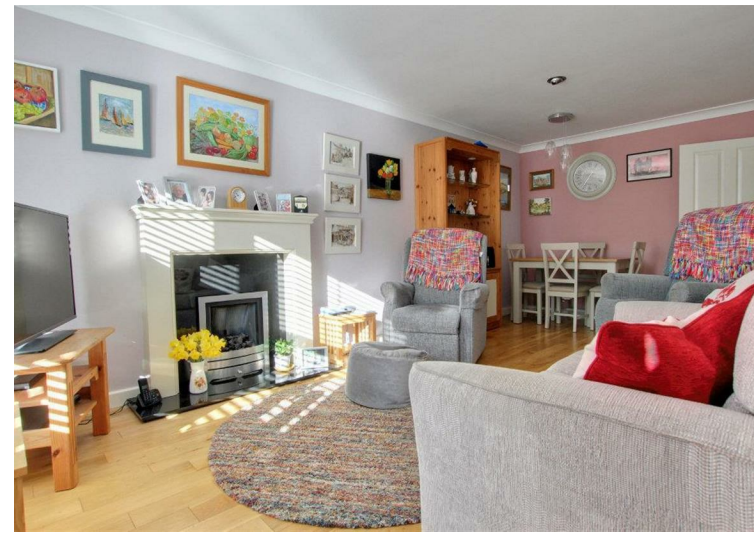




QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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21 Bramble Hill, Beverley HU17 8UZ
£225,000

- Over 700 square feet of living space
- 19' living room and enlarged kitchen
- Two good bedrooms
- Contemporary wet room
- Conservatory
- Gardens to front and rear
- Garage and driveway
- Shops and doctors surgery close by
- Cul-de-sac location in a great residential area
- Council Tax Band C. EPC rating C.

A lovely two bedroom semi-detached bungalow situated in a quiet corner cul-de-sac position, presented to a very good standard, offering 19' living room along with enlarged kitchen, two good bedrooms, a modern wet room and conservatory to the rear.

The bungalow is also enhanced by the good sized plot with gardens to front and rear and also benefits from a brick and tile single garage.

A really good bungalow in a lovely location with shops and doctors surgery close by.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

KITCHEN

16'7 x 8' (5.05m x 2.44m)

Having an extensive range of cream gloss base and eye level units with timber effect worksurfaces incorporating an electric oven and hob with sink unit, plumbing for automatic washing machine and dishwasher, tiled floor, PVCu sealed unit double glazed windows to two elevations and doors to two elevations.

LIVING ROOM

19'2 x 10'2 (5.84m x 3.10m)

Painted timber fireplace with polished stone inset and hearth having living flame gas fire, timber flooring, contemporary vertical radiator and PVCu sealed unit double glazed window.

INNER HALLWAY

Timber floor.

BEDROOM 1

12'6 x 9' (3.81m x 2.74m)

With a range of white gloss fitted wardrobes and top boxes, PVCu sealed unit double glazed window and radiator.

WET ROOM

7' x 6' (2.13m x 1.83m)

Shower with glazed screen, low level WC and half pedestal wash basin, chrome towel radiator and PVCu sealed unit double glazed window.

BEDROOM 2

9'8 x 9' (2.95m x 2.74m)

PVCu sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY

10'7 x 9'10 (3.23m x 3.00m)

Of PVCu sealed unit double glazed and brick construction with attractive glass roof, timber effect floor and French doors to garden.

OUTSIDE

To the front of the property is a lawned garden with flower beds, whilst at the rear is a further lawn with both decking and brick sett seating areas. There is a further paved garden to one side offering excellent storage facilities.

GARAGE

To the front of the property is a brick and tile single garage with private driveway.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

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

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While 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 quality or efficiency can be given. Made with floorplan 02024