



QUICK & CLARKE
The Property Specialists

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83 Walkergate, Beverley HU17 9BP
£399,950

- Charming period townhouse
- Centrally located
- Parking to the rear
- Grade II Listed property
- Three bedrooms / Two reception rooms
- Beautiful stylish property
- Easy to maintain garden
- Move-in condition
- EPC - D
- Council tax band C

***** Private Parking to Rear *****

A beautiful and charming period end terrace, situated in an ideal central location on historic Walkergate. Immaculately presented and with a superb warm and cosy feel, this property is sure to enchant everyone who visits.

With two well proportioned reception rooms and three bedrooms arranged over two floors, the property has been lovingly enhanced over many years to retain its period charm.

Having parking to the rear and an easy to maintain courtyard garden, very few properties with such desirability remain in central Beverley!

LOCATION

This beautiful property is centrally located on historic Walkergate which runs almost parallel to the pedestrianised Toll Gavel. Situated directly opposite the notable United Reformed Church, the property enjoys a position surrounded by similar properties of architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

16'5 x 3' (5.00m x 0.91m)

Timber front door with window over, solid maple floor, cast iron radiator and stairs to the first floor accommodation.

LIVING ROOM

13'1 x 10'7 (3.99m x 3.23m)

A well proportioned and cosy room having a beautiful period fireplace with blue tiled hearth and back housing an open grate fire. Part wood panelling to walls, cupboards and shelves in alcoves, sash window to the front elevation and two cast iron radiators.

SITTING ROOM

13'2 x 10'6 (4.01m x 3.20m)

Painted cast iron fireplace, solid wooden floor, shelves and cupboards in alcoves, cupboard under stairs and French doors leading out into the garden.

KITCHEN

19'7 x 4'10 (5.97m x 1.47m)

A beautiful kitchen having freestanding solid wood units with butchers block worksurfaces. Four ring electric hob with extractor over, Belfast sink, tiled splashbacks, solid wooden floor, space and plumbing for fridge freezer. Window to the side elevation and timber glass panelled door opening out into the garden.

FIRST FLOOR

LANDING

Window to the rear elevation and staircase to the second floor accommodation.

BEDROOM 1

14'4 x 13' (4.37m x 3.96m)

A beautifully proportioned double room, cast iron fireplace with blue tiled hearth and back, sash window to the front elevation, cast iron radiators.

BATHROOM

13' x 8'4 (3.96m x 2.54m)

Four piece sanitary suite sympathetic to the age of the house comprising free standing enamelled roll top bath, shower enclosure, WC with overhead cistern and large wall hung hand wash basin. Cast iron fireplace, solid wood floor, window to the rear elevation and electric towel rail.

SECOND FLOOR

LANDING

BEDROOM 2

13'6 x 8'9 (4.11m x 2.67m)

Window to the front elevation.

BEDROOM 3

8'7 x 7'4 (2.62m x 2.24m)

Currently used as a study, sash window to the rear elevation and solid wood floor.

OUTSIDE

The property has a small front forecourt area approximately a metre wide. The rear garden is easy to maintain and has been laid under gravel, with a shed for storage. A cast iron gate opens onto a right of way with vehicular access to the side of the property. Immediately behind the property (alongside a garage) is the parking space for the property. This space is leased for £150PA and has approximately 70 years left on the lease (to be checked by the buyers solicitor).

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

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 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.

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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