



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**27 Burney Close, Beverley HU17 7EQ**  
**£299,950**

- Detached bungalow in outstanding residential location
- 840 square feet
- Three bedrooms
- 17' living room
- Well-appointed kitchen
- Good sized gardens to front and rear
- Super off-street car parking
- Extended garage / workshop
- Council tax band D
- EPC: D

A substantial three bedroom detached bungalow in an outstanding residential locality, which extends to approximately 840 square feet and stands on a delightful plot with well-tended gardens to front and rear, super side driveway offering excellent off-street parking leading to an extended garage/workshop.

The property offers three good sized bedrooms along with 17' living room and kitchen, having bathroom and separate WC, along with PVCu sealed unit double glazed windows and gas fired central heating.

#### 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

##### ENTRANCE HALL

PVCu sealed unit double glazed door, airing cupboard housing hot water cylinder with electric immersion heater and radiator.

##### LIVING ROOM

17'2 x 10'3 (5.23m x 3.12m)  
PVCu sealed unit double glazed patio doors to garden, feature brick fireplace, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

12' x 11'3 (3.66m x 3.43m)  
Base and eye level units with single drainer sink unit, gas hob and electric oven, PVCu sealed unit double glazed window and door to outside.

##### BEDROOM 1

12' x 11'6 (3.66m x 3.51m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

11'10 x 8'6 (3.61m x 2.59m)  
PVCu sealed unit double glazed window and radiator with built-in cupboard.

##### BEDROOM 3

10'6 x 8'7 (3.20m x 2.62m)  
PVCu sealed unit double French doors to garden and radiator.

##### BATHROOM

5'6 x 5'6 (1.68m x 1.68m)  
Panelled bath with wash basin, tiled walls, PVCu sealed unit double glazed window and radiator.

##### SEPARATE WC

5'6 x 4' (1.68m x 1.22m)  
Low level WC, wash basin, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

The property stands on a very good sized plot with open plan garden to the front and side brick sett driveway offering excellent off-street car parking facility.

To the rear of the property is a further lawned garden with paved seating area and vegetable plot.

##### GARAGE / WORKSHOP

17' x 13'3 (5.18m x 4.04m )  
An extended brick and mineral felt garage having electric roller shutter door, light and power laid on.

##### 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

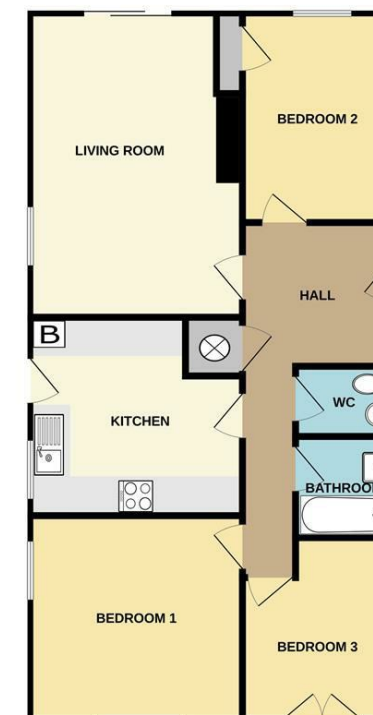
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### 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](mailto:beverley@qandc.net)

GROUND FLOOR



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 are not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan 02024