



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
www.quickclarke.co.uk



23 Kings Square, Beverley HU17 9HH
Priced to Sell £159,950

- Well-proportioned terrace house
- Three bedrooms
- Good sized living room
- Breakfast kitchen
- Ground floor bathroom
- Good access to town centre
- Close to Tesco supermarket
- Off-street car parking
- South facing rear garden
- Council tax band A. EPC rating F.

A substantial three bedroom mid-terrace house benefiting from good access to Beverley town centre and Tesco supermarket. The accommodation offers living room, breakfast kitchen and bathroom at ground floor along with three first floor bedrooms, off-street car parking to the front, and rear south facing lawned garden.

The property will make an ideal family or investment home.

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

GROUND FLOOR ENTRANCE HALL

Staircase to first floor and radiator.

LIVING ROOM

14' x 13'2 (4.27m x 4.01m)

Timber fireplace with polished stone inset and hearth, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

16'7 x 8'5 (5.05m x 2.57m)

Base and eye level units with roll edge worksurfaces incorporating an electric oven and hob, 1 1/2 bowl single drainer sink unit, wall-mounted gas fired central heating boiler and understairs storage. PVCu sealed unit double glazed window and radiator.

REAR LOBBY

Cloaks cupboard and door to outside.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

Panelled bath with shower over, wash basin and low level WC. PVCu sealed unit double glazed window and radiator.

FIRST FLOOR LANDING

BEDROOM 1

13'4 x 9'5 (4.06m x 2.87m)

Walk-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

13' x 8'9 (3.96m x 2.67m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'9 x 7'5 (2.97m x 2.26m)

PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a gravelled forecourt offering off-street car parking facility. At the rear is an attractive lawned garden which benefits from a southerly aspect, also having a brick sett seating area.

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.

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. Made with Metropix C2024