



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



11 Hereford Close, Beverley HU17 8PT
£225,000

- Lovely semi-detached bungalow
- Two bedrooms
- Conservatory
- Cul-de-sac location
- Doctors and Co-op close by
- Good access to Beverley town centre
- Gardens to front and rear
- Off-street parking and single garage
- Council tax band C
- EPC rating C

A lovely two bedroomed semi detached bungalow standing in attractive cul-de-sac and offering well-proportioned accommodation comprising kitchen, 17'6 living room, two bedrooms, shower room and conservatory to the rear.

There are gardens to front and rear along with a side drive providing excellent off-street car parking facility and leading to a single garage.

There are a range of facilities close by on Victoria Road including doctor's surgery and Co-op, and the bungalow also benefits from good road access to Beverley town centre.

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

14'2 x 9' (4.32m x 2.74m)

With a range of modern units incorporating electric oven and hob, single drainer 1 1/2 bowl sink unit, laminate floor, PVCu sealed unit double glazed window and radiator.

INNER HALLWAY

With doorways to:

LIVING ROOM

17'6 x 12' (5.33m x 3.66m)

Polished stone fireplace with cast iron inset and electric fire, PVCu sealed unit double glazed bay window and radiator.

BEDROOM 1

12' x 11'4 (3.66m x 3.45m)

Having a range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'1 x 8'2 (2.77m x 2.49m)

Sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY

8' x 6' (2.44m x 1.83m)

Of brick and PVCu sealed unit double glazed construction with door to garden.

SHOWER ROOM

6' x 5'10 (1.83m x 1.78m)

Shower in corner cubicle with wash basin and low level WC. Tiled floor and walls, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property has a very good sized open plan lawned garden with substantial paved and gravelled side driveway. To the rear of the bungalow is a low maintenance gravel and paved garden.

GARAGE

16'3 x 8'9 (4.95m x 2.67m)

Having up & over 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



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 operability or efficiency can be given. Made with floorplan 02024