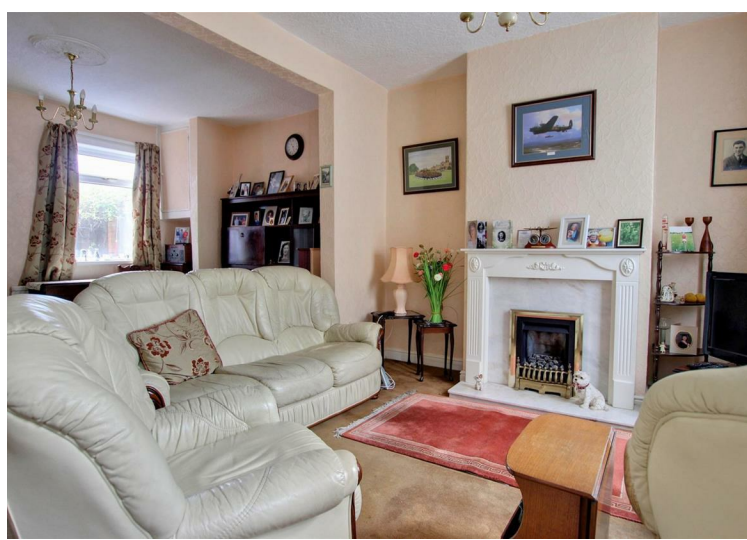


QUICK & CLARKE
The Property Specialists

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7 Cherry Tree Terrace, Beverley HU17 0EN
£109,950

- Period mid-terrace
- Two double bedrooms
- Through living room
- Kitchen and bathroom at ground floor
- Rear yard
- Amenities close by
- Good access to Beverley town centre
- Ideal first time buyer or investment opportunity
- EPC Rating: D
- Council Tax Band: A

A traditional period mid-terrace two storey house, located in the popular Cherry Tree Terrace location of Beverley, which itself is to be found just to the East of Beverley town centre, but which benefits from good access and has a range of local amenities close by. The property offers open plan living room/diner along with kitchen, rear lobby and bathroom at ground floor, whilst at first floor there are two double bedrooms. Externally the property benefits from a small rear yard area with separate pedestrian access.

This really will make a super first time buyer opportunity or investment.

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 LOBBY

LIVING ROOM

13'4" x 11' (4.06m x 3.35m)
Timber fireplace with marble effect inset and hearth having living flame gas fire, PVCu sealed unit double glazed window and radiator. Open to:

DINING ROOM

10'8" x 10' (3.25m x 3.05m)
Built-in cupboard housing gas fired central heating boiler, understairs storage cupboard, PVCu sealed unit double glazed window and radiator.

KITCHEN

11'3" x 7'3" (3.43m x 2.21m)
Fitted base units with roll edge work surfaces, single drainer sink unit and PVCu sealed unit double glazed window.

REAR LOBBY

Built-in cupboard and PVCu sealed unit double glazed door to outside.

BATHROOM

6'7" x 5'5" (2.01m x 1.65m)
Panelled bath with shower over, wash basin and low level w.c, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

13'5" x 10'10" (4.09m x 3.30m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'5" x 7'10" (3.18m x 2.39m)
PVCu sealed unit double glazed window, built-in bulkhead cupboard and two radiators.

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11'9" x 9'3" (3.58m x 2.82m)
Sealed unit double glazed skylight.

NB: There is no Building Regulation Approval available for this area.

OUTSIDE

To the rear of the property is a paved seating area benefitting from separate pedestrian access.

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 majority PVCu 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 herein, 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