



QUICK & CLARKE
The Property Specialists

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21 Cottage Mews, Beverley HU17 9HD
£225,000

- Modern semi-detached house
- Two bedrooms
- Good access to town centre
- Tesco supermarket close by
- Excellent private off-street car parking
- Gardens to front and rear
- Super small family/investment opportunity
- Council tax band B
- EPC rating C

A modern two bedroom semi-detached house in an outstanding location being only a short walk to Beverley town centre and close to Tesco supermarket.

The property is located within a cul-de-sac benefiting from gardens to front and rear along with ample off-street car parking, having entrance hall, living room and breakfast kitchen at ground floor level, two bedrooms and family bathroom at first floor.

This modern house will offer an excellent small family/investor opportunity and is particularly well-priced for a house in such a convenient location.

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

PVCu sealed unit double glazed window and radiator.

LIVING ROOM

13' x 12' (3.96m x 3.66m)

Return staircase to first floor, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

13'2 x 8'4 (4.01m x 2.54m)

Base and eye level units with single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window, door to outside and radiator.

FIRST FLOOR LANDING

BEDROOM 1

13'1 x 8'7 (3.99m x 2.62m)

Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

8'8 x 6'9 (2.64m x 2.06m)

Built-in airing cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'2 x 5'7 (1.88m x 1.70m)

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

OUTSIDE

To the front of the property is an open plan lawned garden with a side paved and gravelled driveway offering excellent off-street car parking facility.

To the rear of the property is an enclosed garden laid to lawn with stone paved 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).

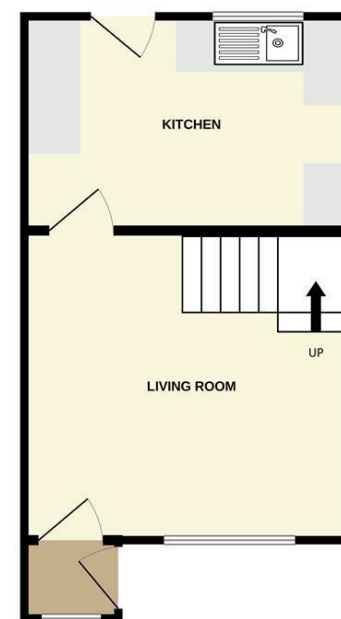
VIEWING

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

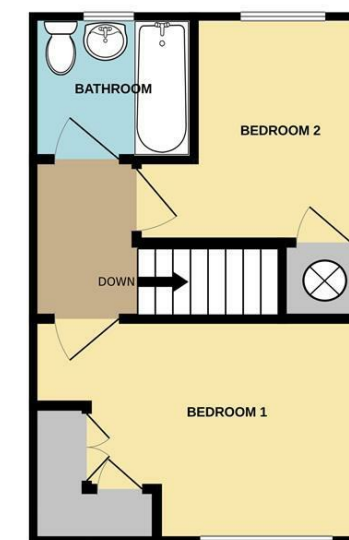
FINANCIAL SERVICES

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

GROUND FLOOR



1ST 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.

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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