

**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
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**1 Carr Close, Beverley HU17 0QS**  
**£169,950**

- Spacious house; Approx. 820 square feet
- Open plan kitchen/diner to rear
- Well proportioned living room
- Three good size bedrooms
- Off-street parking to front
- Rear garden and patio
- Communal car parking
- Good access to town centre
- Short walk to Flemingate development
- EPC Rating: C; Council Tax Band: B

A very generously proportioned, three bedroomed house larger than many three bedroom semi-detached properties, and extending to approximately 820 square feet.

To the ground floor is a spacious entrance hall with good size living room and through kitchen/diner across the rear of the house, whilst at first floor level there are three good size bedrooms and family bathroom. There is parking to the front of the property as well as communal parking and to the rear of the house is a lovely lawned garden with paved patio and flower beds. The property is well located for access to Beverley town centre and the Flemingate development is only a short walk away.

#### 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

Built-in cloaks cupboard, staircase to first floor and radiator.

##### LIVING ROOM

15'4" x 10'9" (4.67m x 3.28m)  
PVCu sealed unit double glazed window, ceiling coving and dado rail along with radiator

##### KITCHEN/DINER

16'8" x 8'9" (5.08m x 2.67m)  
Base and eye level units with roll edge work surfaces incorporating electric oven with gas hob, one and a half bowl single drainer sink unit, wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window overlooking rear garden, door to outside and radiator.

##### FIRST FLOOR

##### LANDING

Built-in airing cupboard housing hot water cylinder, PVCu sealed unit double glazed window.

##### BEDROOM 1

13'3" x 9'6" (4.04m x 2.90m)  
Built-in wardrobe, ceiling coving and dado rail, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

8'8" x 8'6" (2.64m x 2.59m)  
Built-in wardrobe, ceiling coving and dado rail, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

9'8" x 6'10" (2.95m x 2.08m)  
Built-in cupboard, ceiling coving and dado rail, laminate floor, PVCu sealed unit double glazed window and radiator.

##### BATHROOM

7'10" x 5'7" (2.39m x 1.70m)  
Panelled bath with shower over, wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed windows and chrome towel radiator.

##### OUTSIDE

To the front of the property is a gravel forecourt offering off-street parking facility, whilst at the rear of the house is an attractive rear garden having paved seating area along with lawned garden and flower beds. There is also an area of communal parking approximately 30 metres away.

##### 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 PVCu double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

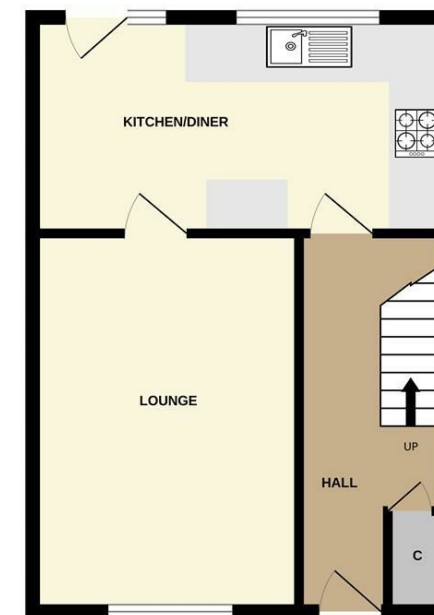
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

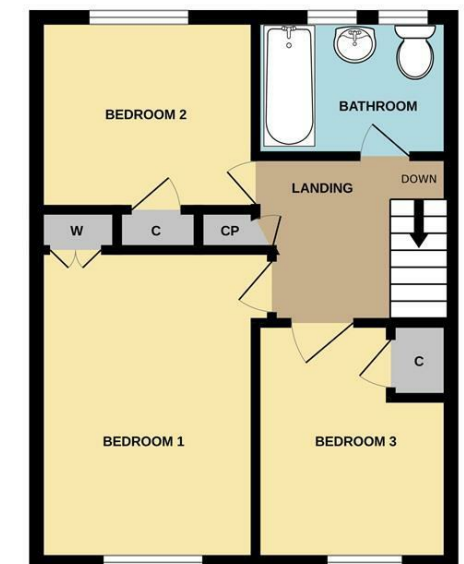
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GROUND FLOOR



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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