



**QUICK & CLARKE**  
The Property Specialists

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**88 Woodhall Way, Beverley HU17 7JA**  
**£200,000**



- Semi-detached bungalow
- Outstanding location
- Good access to town centre
- Shops and doctors surgery close by
- Two bedrooms
- Degree of modernisation required
- Gardens to front and rear
- Garage
- Council tax band: C
- EPC rating: D

A particularly well-located two bedroomed semi-detached bungalow in a very popular residential locality having excellent access to Beverley town centre, with a range of local shops close by, along with doctors' surgery. The property extends to in excess of 700 square feet having living room with kitchen, two bedrooms and shower room, all of which stands on a very good sized plot with ample off-street car parking and gardens to front and rear.

The property is in need of a minor degree of modernisation but this is reflected in the extremely attractive asking price.

#### 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

##### ENTRANCE HALL

PVCu sealed unit double glazed door, loft access and radiator.

##### LIVING ROOM

19'7 x 11' (5.97m x 3.35m)  
Electric wall-mounted fire, PVCu sealed unit double glazed patio doors to garden and radiator.

##### KITCHEN

12' x 9'2 (3.66m x 2.79m)  
Base and eye level units with breakfast bar, single drainer sink unit, wall-mounted gas fired central heating boiler, electric oven and hob, PVCu sealed unit double glazed window.

##### REAR PORCH

PVCu sealed unit double glazed windows and door to garden.

##### BEDROOM 1

14' x 11' (4.27m x 3.35m)  
Built-in airing cupboard housing a radiator, PVCu sealed unit double glazed bow window and radiator.

##### BEDROOM 2

9'10 x 9'2 (3.00m x 2.79m)  
PVCu sealed unit double glazed window and radiator.

##### SHOWER ROOM

6'10 x 5'4 (2.08m x 1.63m)  
Shower in cubicle, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

Front gravelled garden with planting beds and side tarmacadam and concrete driveway. The rear garden is paved with gravelled areas and flower beds.

##### GARAGE

17' x 15'4 (5.18m x 4.67m)  
Up & over door with 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](mailto: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