



**QUICK & CLARKE**  
The Property Specialists

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**55 Queensgate, Beverley HU17 8NN**  
**£189,950**

- NO ONWARD CHAIN
- Beautifully presented traditional cottage.
- Extended to the rear
- Three bedrooms
- Two reception rooms
- South facing rear garden
- Views towards Beverley Minster
- Good access to town centre
- Council tax band B
- EPC rating D

**\*\*The property is offered with no onward chain.\*\***  
 A beautifully presented cottage in this historic market town having excellent access to the town centre. The property is offered with no onward chain. The property has a very warm and welcoming feel and is a credit to the current owner.

The extended accommodation comprises living room, dining room, kitchen and cloakroom/utility at ground floor, whilst at first floor level there are three bedrooms and family bathroom. The accommodation is further enhanced by the cottage style garden to the rear having a southerly aspect and views towards Beverley Minster.

#### 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

##### LIVING ROOM

12'4 x 11' (3.76m x 3.35m)  
 Feature slate fireplace with cast iron and tile inset having tile hearth, PVCu sealed unit double glazed window and double radiator.

##### DINING ROOM

13'4 x 12'2 (4.06m x 3.71m)  
 Brick fireplace with open fire and built-in fireside cupboards, return staircase to first floor with understairs storage cupboard and radiator. Open archway to:

##### KITCHEN

11'6 x 6'6 (3.51m x 1.98m)  
 Timber base and eye level units with roll edge worksurfaces incorporating a stainless steel single drainer sink unit, space for cooker, space for fridge freezer, slate floor and PVCu sealed unit double glazed window.

##### REAR LOBBY

Slate floor and door to outside.

##### CLOAKROOM / UTILITY

6' x 5'5 (1.83m x 1.65m)  
 Low level WC, plumbing for automatic washing machine, wall-mounted gas central heating boiler and PVCu sealed unit double glazed window.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

12'2 x 11' (3.71m x 3.35m)  
 PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

16'6 x 5'6 (5.03m x 1.68m)  
 PVCu sealed unit double glazed windows to two elevations and radiator.

##### BEDROOM 3

7'6 x 7'2 (2.29m x 2.18m)  
 PVCu sealed unit double glazed skylight, bulkhead storage cupboard and radiator.

##### BATHROOM

6'5 x 5'8 (1.96m x 1.73m)  
 Panelled bath with shower over, pedestal wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the rear of the property is a paved seating area with a gravel path leading to the artificial grass beds and planting, along with a rear 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 uPVC double glazing.

##### TENURE

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

##### COUNCIL TAX

The Council Tax Band for this property is Band B.

##### 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)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 Metaplan C2023