



QUICK & CLARKE
The Property Specialists

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21 Highfield Road, Beverley HU17 9QN
Priced to Sell £235,000

- Extended three bed semi
- Great residential locality
- Wonderful garden to rear
- Excellent off-street car parking
- Attic space
- Great school catchment
- Good access to town centre
- Council tax band B
- EPC rating C

A spacious three bedroomed semi-detached house which has been extended in the past and stands on a very good plot with a wonderful garden to the rear, being located in a popular residential area having good access to Beverley town centre and great school catchment area.

The property offers two reception rooms with kitchen, breakfast room and utility at ground floor, whilst at first floor there are three bedrooms and family bathroom. Externally there is excellent off-street car parking and the rear garden provides some wonderful entertaining space.

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

Staircase to first floor.

CLOAKROOM

Low level WC with integrated wash basin, tiled walls, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

14' x 12' (4.27m x 3.66m)
PVCu sealed unit double glazed window and radiator with bifold doors to dining room.

DINING ROOM

12'4 x 7'8 (3.76m x 2.34m)
Sealed unit double glazed patio doors to rear garden and radiator.

KITCHEN

12'4 x 7' (3.76m x 2.13m)
Base and eye level units with stone effect worksurfaces incorporating a 1 1/2 bowl single drainer sink unit, built-in understairs cupboard, PVCu sealed unit double glazed window and door to outside.

BREAKFAST ROOM

10'7 x 7'3 (3.23m x 2.21m)
Laminate floor and PVCu sealed unit double glazed window.

UTILITY ROOM

7'4 x 4'7 (2.24m x 1.40m)
PVCu sealed unit double glazed window and plumbing for automatic washing machine.

FIRST FLOOR LANDING

Built-in over stairs cupboard.

BEDROOM 1

14' x 8' (4.27m x 2.44m)
Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'6 x 9' (3.81m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10' x 6'8 (3.05m x 2.03m)
Gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

5'9 x 5'3 (1.75m x 1.60m)
Shower with glazed screen, vanity wash basin with cupboards below and low level WC with concealed cistern, PVCu sealed unit double glazed window.

ATTIC

15' x 10'6 (4.57m x 3.20m)
The attic has been converted by the current owners but would require Building Regulation Consent for permanent use. Sealed unit double glazed skylight, eaves cupboard and laminate floor.

OUTSIDE

The concrete driveway and forecourt offer excellent off-street car parking facility whilst the rear garden is laid mainly to lawn with flower beds and fruit trees and a covered seating area which offers superb entertainment space. There is also the benefit of a rear timber workshop.

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).

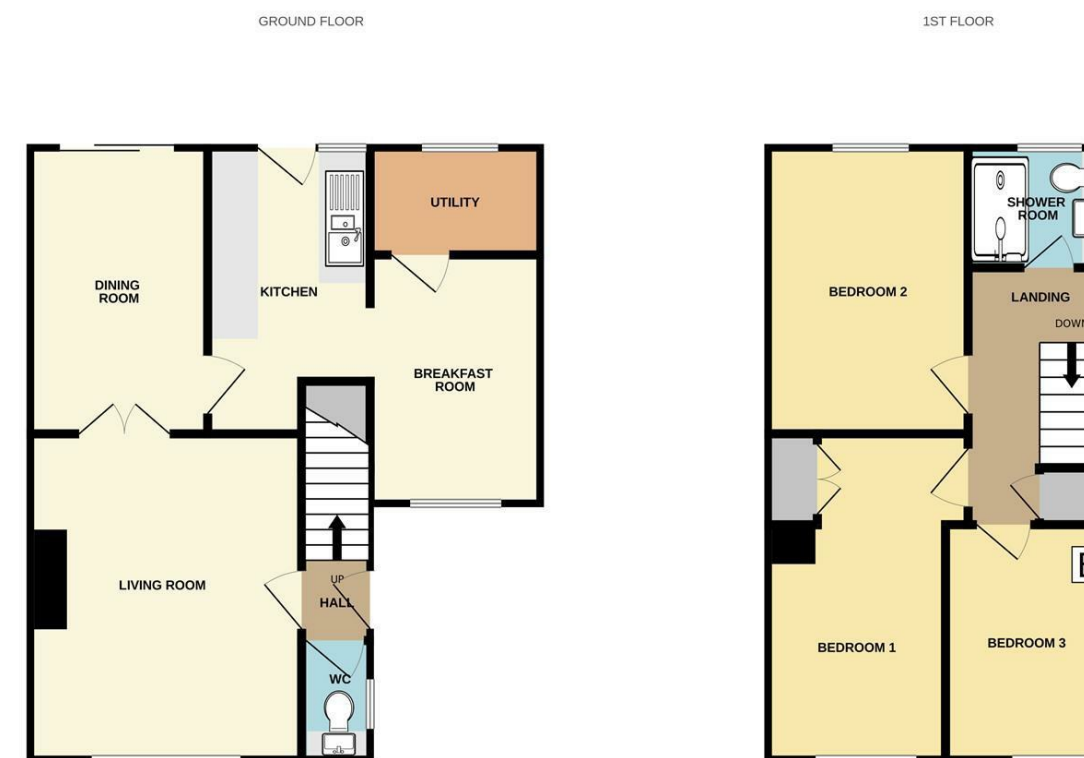
VIEWING

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



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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