



**9 Willow Tree Garth, Beverley HU17 9UR**  
**Priced to Sell £215,000**



- Exceptionally well-presented home
- Very thoughtfully extended
- Over 650 square feet
- Two reception rooms
- Two bedrooms
- Two bathrooms
- Private garden
- An absolutely stunning home
- Council tax band B
- EPC rating awaited

A particularly well-presented two bedroomed semi-detached house which has been very cleverly extended at ground floor level to offer spacious accommodation comprising two good sized reception rooms, kitchen, utility room and shower room at ground floor level, along with two bedrooms and bathroom at first floor.

The house is offered in turnkey condition complemented by the lovely gardens with seating area and substantial storage shed, also benefiting from excellent off-street car parking.

#### 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

With tiled floor, PVCu sealed unit double glazed window and door.

##### LIVING ROOM

12'3 x 13' (3.73m x 3.96m)  
With return staircase to first floor, timber effect laminate floor, PVCu sealed unit double glazed window and vertical radiator.

##### DINING / SITTING ROOM

13' x 8' (3.96m x 2.44m)  
Ceramic tiled timber effect floor with PVCu sealed unit double glazed window and radiator.

##### KITCHEN

9'10 x 6'4 (3.00m x 1.93m)  
With a modern range of cream base and eye level units incorporating a single drainer sink unit and timber effect roll-edge worksurfaces, integrated dishwasher, extractor canopy, PVCu sealed unit double glazed window, sealed unit double glazed skylight and radiator.

##### UTILITY ROOM

6'6 x 5' (1.98m x 1.52m)  
Base and eye level units with plumbing for automatic washing machine, sealed unit double glazed skylight, wall-mounted gas fired central heating boiler, tiled floor, door to outside and radiator.

##### SHOWER ROOM

Shower in cubicle, vanity wash basin with cupboard below and low level WC, tiled floor and walls, and radiator.

##### FIRST FLOOR LANDING

##### BEDROOM 1

13' x 8'7 (3.96m x 2.62m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

8'6 x 6'8 (2.59m x 2.03m)  
Currently used by the owners as a dressing room having a range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6' x 5'5 (1.83m x 1.65m)  
Panelled bath with shower attachment over, vanity wash basin and low level WC with concealed cistern, part tiled walls, tiled floor, PVCu sealed unit double glazed window and towel radiator.

##### OUTSIDE

To the front of the property is an open plan lawned garden and paved area allowing further off-street car parking, as well as a side paved driveway with outside lighting.

To the rear of the house is an attractive paved seating area with lawned garden beyond and further paved patio, outside lighting and raised flower beds.

##### 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, system and appliances shown here are not tested and no guarantee, as to their condition or efficiency can be given. Made with Metropix CS204