



QUICK & CLARKE
The Property Specialists

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6 Pasture Terrace, Beverley HU17 8DR
£189,000

- Period mid-terrace cottage
- Substantially extended
- Open plan ground floor living space
- Two double bedrooms
- Small yard
- Short walk to town centre
- Great investment/first time buyer opportunity
- Council tax band B
- EPC rating D

A lovely period terraced cottage located in an extremely popular residential area, much sought after due to its location only a short walk from the centre of the historic market town of Beverley.

The property has been substantially extended in the past at ground floor level and now offers open plan living space having living room, sitting room, kitchen and bathroom, whilst at first floor there are two double bedrooms. There is a small yard area accessed from the kitchen.

The property is currently let and offers an excellent investment or first time buyer opportunity.

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 radiator.

LIVING ROOM

9'8 x 9'8 (2.95m x 2.95m)

Cast iron fireplace with built-in fireside cupboard, sealed unit double glazed window and radiator. Open to:

SITTING ROOM

13'1 x 9'7 (3.99m x 2.92m)

Timber floorboards, return staircase to first floor and radiator. Open to:

KITCHEN

11'10 x 13'1 (3.61m x 3.99m)

Base and eye level units having timber worksurface, plumbing for automatic washing machine, Belfast sink, timber floorboards, door to outside, PVCu sealed unit double glazed window and radiator.

BATHROOM

5'9 x 5' (1.75m x 1.52m)

Panelled bath, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

13' x 9'9 (3.96m x 2.97m)

Cast iron fireplace, built-in fireside cupboards, sealed unit double glazed window and radiator.

BEDROOM 2

10'4 x 9'8 (3.15m x 2.95m)

Built-in bulkhead cupboard, PVCu sealed unit double glazed window and radiator.

OUTSIDE

There is a small rear yard area for bin storage accessed off the kitchen and with separate pedestrian access to the rear.

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 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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 12/03/14