



**QUICK & CLARKE**  
The Property Specialists

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**5 Queens Road, Beverley HU17 9NH**  
**£140,000**



- Good sized terraced house
- Approx 765 square feet
- Three bedrooms
- Gardens to front and rear
- Open plan living diner
- Close to a range of amenities
- Degree of refurbishment required
- Realistic asking price
- Council tax band A
- EPC rating D

A particularly well-proportioned three bedroomed mid-terrace property which extends to approximately 765 square feet standing on a good sized plot with gardens to front and rear.

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

To the ground floor there is a good sized living room open to a dining area, along with kitchen opening to the rear garden, whilst at first floor are three good sized bedrooms and family bathroom.

The property is located close to a range of local amenities and this could really provide a super family home or investment 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

Staircase to first floor and understairs cupboard, PVCu sealed unit double glazed window and radiator.

#### LIVING ROOM

13'4 x 10'8 (4.06m x 3.25m)  
PVCu sealed unit double glazed window and radiator. Open to:

#### DINING AREA

10' x 5'6 (3.05m x 1.68m)  
PVCu sealed unit double glazed window and radiator.

#### KITCHEN

10'8 x 8'7 (3.25m x 2.62m)  
Base and eye level units with roll edge worksurfaces incorporating a 1 1/2 bowl single drainer sink unit, gas fired central heating boiler, tile effect floor, PVCu sealed unit double glazed window with door to outside.

#### FIRST FLOOR LANDING

PVCu sealed unit double glazed window and loft access.

#### BEDROOM 1

12'2 x 10'10 (3.71m x 3.30m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

#### BEDROOM 2

10' x 6'10 (3.05m x 2.08m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

9'4 x 6'11 (2.84m x 2.11m)  
PVCu sealed unit double glazed window and radiator.

#### BATHROOM

6'2 x 5'5 (1.88m x 1.65m)  
Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and towel radiator.

#### OUTSIDE

To the front of the property is a good sized open plan lawned garden with flower beds. At the rear the garden offers lawned area with vegetable plot beyond and incorporates two brick outbuildings along with benefiting from 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).

#### 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)



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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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.