



16 The Causeway, Beverley HU17 9JL
£170,000

- Modern terraced home
- Two bedrooms
- Private parking
- Gardens to front and rear
- Good access to town centre
- Tesco supermarket close by
- Double glazing and central heating
- Council tax band B
- EPC rating C

A modern terraced home benefiting from excellent access to Beverley town centre and offering approximately 600 square feet of living space along with private car parking.

To the ground floor there is a well-proportioned living room with breakfast kitchen whilst at first floor there are two bedrooms along with a family bathroom. The house also benefits from gardens to front and rear and would make a super first time buyer/investment property.

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

LIVING ROOM

14'7 x 12'8 (4.45m x 3.86m)
Timber fire surround with marble effect inset and hearth, staircase to first floor, timber effect flooring and PVCu sealed unit double glazing box bay window and radiator.

BREAKFAST KITCHEN

12'8 x 8' (3.86m x 2.44m)
Base and eye level units with roll edge worksurfaces, stainless steel single drainer sink unit, wall-mounted gas fired central heating boiler, PVCu sealed unit double glazing window overlooking rear garden and door to outside along with radiator.

FIRST FLOOR LANDING

BEDROOM 1

12'8 x 8'2 (3.86m x 2.49m)
PVCu sealed unit double glazing window and radiator.

BEDROOM 2

9'4 x 7'6 (2.84m x 2.29m)
Built-in cupboard, PVCu sealed unit double glazing window and radiator.

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)
Panelled bath, wash basin, low level WC and radiator.

OUTSIDE

Walled front garden with mature planting whilst at the rear is a good sized gravelled garden with further planting areas.

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

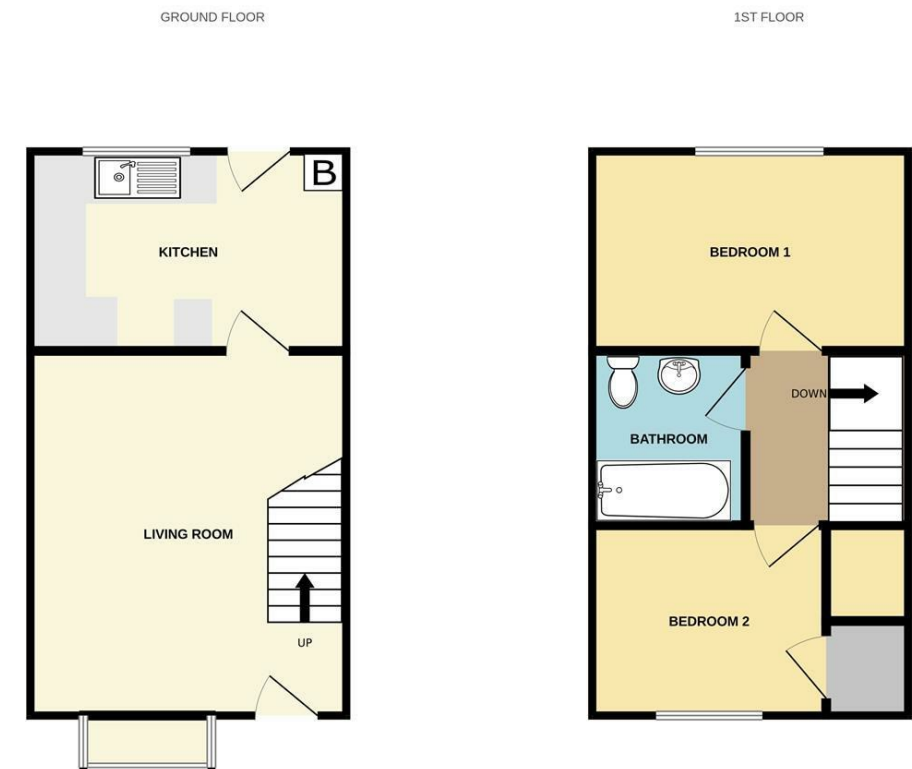
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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 in conjunction with any prospective purchase. 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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