



**QUICK & CLARKE**  
The Property Specialists

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**23 Foxglove Way, Beverley HU17 7SQ**  
**£220,000**



- Modern end-terrace townhouse
- Two bedrooms
- Over 700 square feet
- Excellent residential area
- Private car parking
- Attractive rear garden
- Light and spacious
- Council tax band C
- EPC rating B

A lovely, modern end-terrace house situated in a super residential locality offering over 700 square feet of living space having living room, kitchen and cloakroom at ground floor level, whilst at first floor there are two double bedrooms and family bathroom.

The house also benefits from private car parking to the front along with an attractive rear lawned garden with a paved seating area.

#### 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

Return staircase to first floor, timber effect flooring and radiator.

##### CLOAKROOM

Low level WC, corner wash basin, timber effect flooring, PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

16' x 13'7 (4.88m x 4.14m)

Understairs storage cupboard, timber effect flooring, PVCu sealed unit double glazed French doors to garden and radiator.

##### KITCHEN

9'10 x 6'6 (3.00m x 1.98m)

Well-appointed with a range of base and eye level units having granite worksurfaces incorporating an electric oven with gas hob, integrated fridge freezer and dishwasher, single drainer sink unit, wall-mounted gas fired central heating boiler and PVCu sealed unit double glazed window and radiator.

##### FIRST FLOOR LANDING

##### BEDROOM 1

13'7 x 11' narrowing to 10'5 (4.14m x 3.35m narrowing to 3.18m)

Two PVCu sealed unit double glazed windows and radiator.

##### BEDROOM 2

13'7 x 8'7 (4.14m x 2.62m)

Built-in wardrobes and bulkhead cupboard, two PVCu sealed unit double glazed windows and radiator.

##### BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

Panelled bath with shower over, wash basin and low level WC, part tiled walls and towel radiator.

##### OUTSIDE

The property benefits from private car parking to the front and has a good sized rear lawned garden with paved seating area.

##### 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

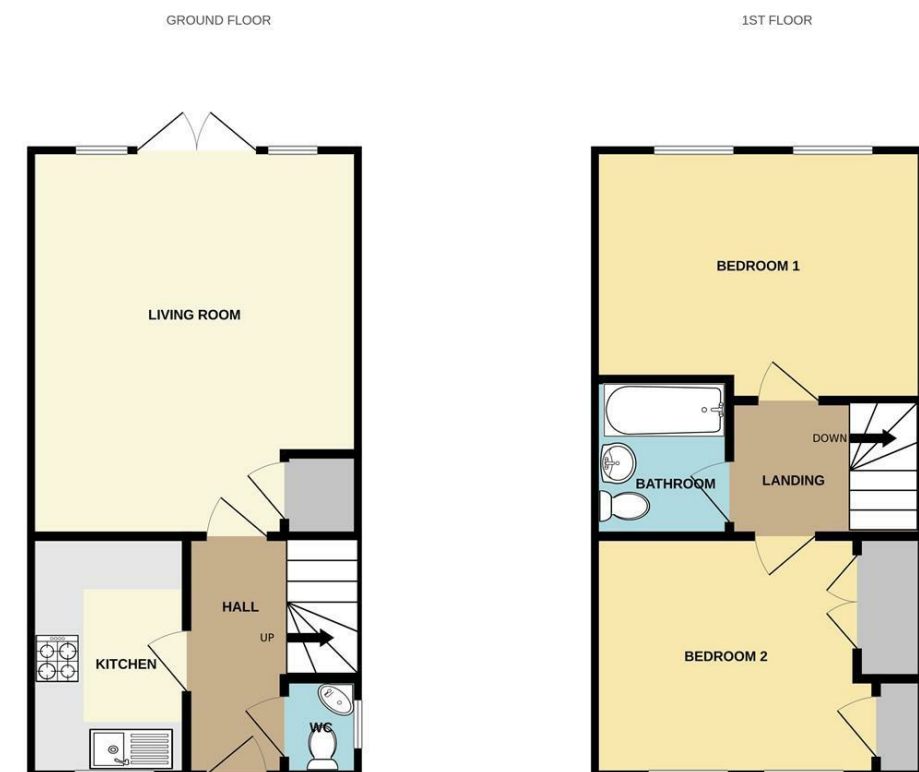
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### 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, 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 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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