



20 Priory Road, Beverley HU17 0EG
£235,000

- Town centre location
- Four bedrooms / two bathrooms
- Two reception rooms
- Characterful with huge potential
- No onward chain
- Council tax band B
- EPC rating D

A characterful and deceptively generously sized period end-terrace offering great flexibility of living space. Boasting four bedrooms and two bathrooms, one positioned on the ground floor and one on the first, the property also has two reception rooms.

Perhaps requiring some modernisation, this much loved family house is in a superb central Beverley location close to the amenities and offers a mature private garden to the rear.

LOCATION

The property is located in a very central position on Priory Road close to its junction with St Nicholas Road. Lying only 100 metres from the modern Flemingate development, the property is in a superb position to access all the amenities in the centre of town.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber panelled front door with stained glass panel and matching glass panel above. Oak style laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

11'6 x 11'5 (3.51m x 3.48m)

Large walk-in bay window to the front elevation, attractive carved wood fireplace with a cast iron and tiled inset with matching tiled hearth housing an open grate fire.

SITTING ROOM

13'2 x 12' (4.01m x 3.66m)

A further well-proportioned reception room with double timber glass panelled doors opening onto the rear garden. Built-in pine cupboards and shelf along with storage cupboard under the stairs.

KITCHEN

11'5 x 8' (3.48m x 2.44m)

Offering a good range of wall and base storage units with cream fronts and contrasting laminate style worksurfaces. Slide-out space for hob, composite sink and drainer, integrated fridge freezer, two uPVC glass panelled windows to the side elevation.

REAR LOBBY

7'1 x 4'7 (2.16m x 1.40m)

Range of fitted storage units, space and plumbing for washing machine.

BATHROOM

9' x 7' (2.74m x 2.13m)

With a three piece suite comprising low level WC, pedestal wash basin and panelled bath with electric shower over, tiled walls and window to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1

15'5 x 11'6 (4.70m x 3.51m)

Window to the front elevation.

BEDROOM 2

9'8 x 9'6 (2.95m x 2.90m)

Window to the rear elevation and built-in wardrobes with sliding fronts.

BEDROOM 3

11'6 x 8' (3.51m x 2.44m)

Window to the rear elevation.

BATHROOM

Three piece suite comprising shower enclosure, low level WC and pedestal wash basin.

BEDROOM 4

13'8 x 12'2 (4.17m x 3.71m)

A large bedroom which most probably pre-dates modern Building Regulation Control and benefits from a large dormer to the rear of the property. Further Velux window and built-in wardrobes.

OUTSIDE

The property is set back from the pavement with a mature forecourt garden to the front with a number of ornamental shrubs and trees. A pathway leads to the front door and the exterior porch.

The rear garden is mature with a central lawn surrounded by an array of ornamental shrubs and trees. Offering a good level of privacy, there are also two sheds within the garden.

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.

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