

**8 Kirkholme Way, Beverley HU17 0QH**  
**£175,000**

- No onward chain
- Modern kitchen
- Newly fitted floor coverings
- Generously sized bedrooms
- Four piece bathroom
- Open plan living dining kitchen
- Cul-de-sac location
- Council tax band B
- EPC rating C

A very well-proportioned and attractively positioned family house which has been extensively modernised but still requires a little TLC. Offered to the market with no onward chain and with the benefit of a modern fitted kitchen and four piece bathroom, the property boasts generous room sizes throughout.

Situated on a quiet cul-de-sac and having an open plan dining kitchen overlooking the garden, viewing of this property is highly recommended.

#### LOCATION

The property is located on the cul-de-sac which forms Kirkholme Way and leads off from Holme Church Lane with The Game Bird public house on the corner. The property is attractively positioned opposite Lyndhurst Close which provides for a more open aspect.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE PORCH

5'3 x 2'3 (1.60m x 0.69m)

Modern uPVC front door with stained glass panel and ornate glass panels to both front and side aspects, open plan into the living room.

##### LIVING ROOM

16'6 x 11'3 (5.03m x 3.43m)

A very well-proportioned room with window to the front elevation and stairs leading to the first floor accommodation with storage under. The focal point of the room is an ornate marble fireplace currently housing an electric fire. Double timber glass panelled doors open into the living dining kitchen and there is oak laminate flooring.

##### LIVING DINING KITCHEN

16'6 x 10'4 (5.03m x 3.15m)

A really good sized room with a newly fitted kitchen having contemporary grey fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring electric hob, integrated oven, stainless steel sink and drainer, space and plumbing for washing machine and fridge freezer, beams to ceiling. Patio doors open onto the rear garden and there is a further uPVC glass panelled door to one side and window overlooking the rear garden.

##### FIRST FLOOR LANDING

Access to the loft for storage.

##### BEDROOM 1

11'3 x 9'11 (3.43m x 3.02m)

Window to the front aspect with views down Lyndhurst Close.

##### BEDROOM 2

10'4 x 11'11 max (3.15m x 3.63m max)

An extensive range of fitted wardrobes including eyeline units and dressing table, further double cupboard housing the hot water tank, window to the rear elevation.

##### BEDROOM 3

8'3 x 6'2 (2.51m x 1.88m)

Window to the front elevation and built-in overstairs bulkhead cupboard.

##### BATHROOM

7'9 x 10'4 (2.36m x 3.15m)

A four piece suite, benefiting from the area under the bath and shower lying over the passageway between the neighbouring house, there is also a pedestal wash basin and low level WC. Fully tiled walls and window to the rear elevation.

##### OUTSIDE

The front garden is bisected by a concrete path which leads from a wrought iron gate to the front door. One side of the garden has been laid under gravel and the other is a flower bed with a range of mature planting.

Accessed through a passageway between the neighbouring house and through a further wrought iron gate, the rear garden is of a size which makes it easy to maintain with an area of lawn, patio area adjacent to the kitchen and a shed for storage. With raised flower beds, the garden is fenced on three sides and skirts a tenfoot 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 uPVC double glazing, apart from the patio doors which are aluminium framed 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.

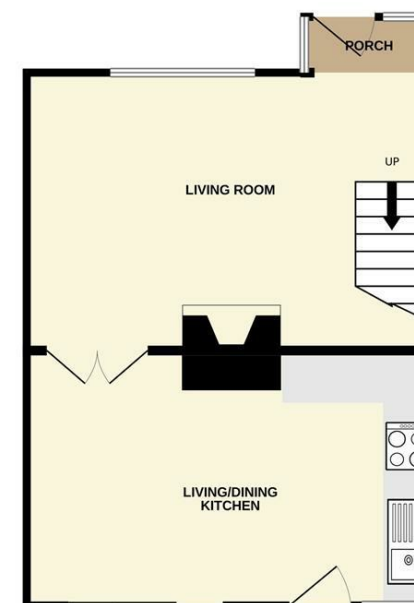
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and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

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GROUND FLOOR



1ST FLOOR



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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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