



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



7 Barleyholme, Beverley HU17 0FD
£184,950

- Modern town house
- Approximately 600 sq ft
- Living room and dining kitchen to ground floor
- 2 bedrooms and bathroom
- Allocated car parking
- Enclosed courtyard garden to rear
- Close to Flemingate development
- Attractive Becksides area
- EPC Rating: C
- Council Tax Band: B

A spacious, modern two bedroom town house in the attractive Becksides area of Beverley having good access to the town centre, and close to the Flemingate development much sought after for its shopping, bars and cinema. The property offers living room and breakfast kitchen at ground floor, two good size bedrooms and family bathroom to the first floor, along with allocated car parking to the front and enclosed paved courtyard garden to the rear.

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

16'3" x 11'6" (4.95m x 3.51m)
Timber fireplace with marble effect inset and hearth, return staircase to first floor and understairs storage cupboard, sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

11'6" x 9'4" (3.51m x 2.84m)
Base and eye level units with electric oven, gas fired hob and stainless steel single drainer sink unit, wall mounted gas fired central heating boiler, sealed unit double glazed window, door to rear garden and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

11'6" x 9'4" (3.51m x 2.84m)
Sealed unit double glazed window and radiator.

BEDROOM 2

11'6" x 8' (3.51m x 2.44m)
Sealed unit double glazed window and radiator.

BATHROOM

8'4" x 4'6" (2.54m x 1.37m)
Panelled bath with shower over, wash basin and low level w.c., built-in airing cupboard with radiator, sealed unit double glazed window and radiator.

OUTSIDE

Brick sett forecourt offering allocated car parking facility along with an enclosed rear paved courtyard 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 sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

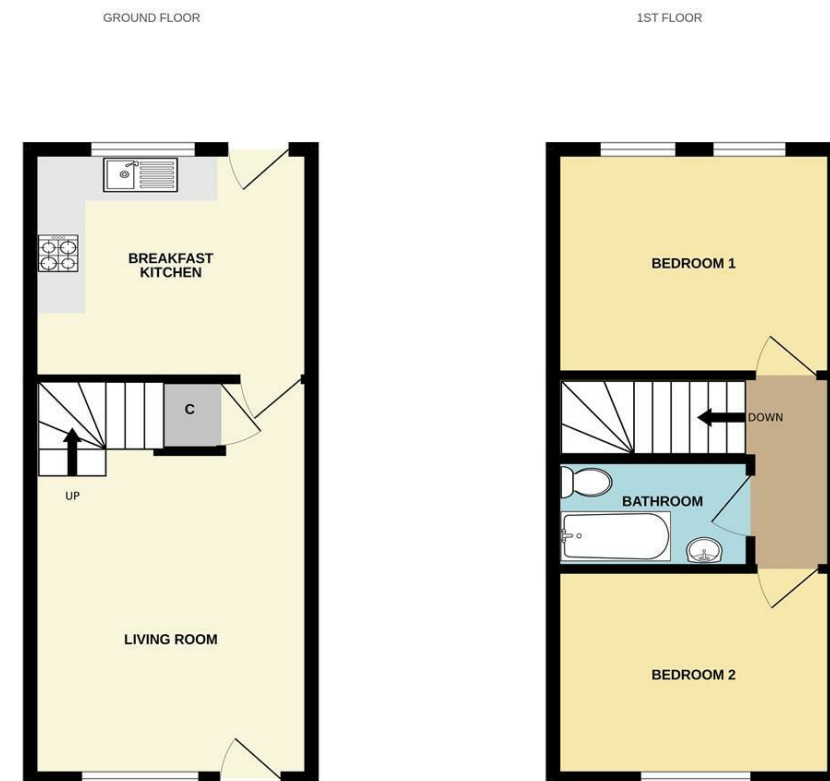
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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.

Mildred every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metaspix C0204