



QUICK & CLARKE
The Property Specialists

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83 Norwood, Beverley HU17 9HN
Offers Over £299,950

- Traditional period home
- Excellent location
- Approaching 1,300 square feet
- Four bedrooms
- Modern kitchen
- Lovely gardens
- Level walk to town centre
- Wonderful family home
- EPC - awaited

A very much sought after period townhouse which offers four bedroomed accommodation approaching 1,300 square feet and is particularly well arranged, having living room, dining room, utility, garden room and cloakroom at ground floor level, whilst at first floor there are two bedrooms and a bathroom and two further bedrooms to the second floor. The house is set back nicely from the road with a gravelled garden to the front and an extremely useful rear garden with lawned and seating areas. Main town centre facilities are a level walk away, and this lovely home should be viewed early.

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

Laminate floor, staircase to first floor, ceiling coving, dado rail and radiator.

LIVING ROOM

12'6 x 11'2 (3.81m x 3.40m)
Timber fireplace with quarry tile hearth and open fire, ceiling coving, picture rail, dado rail, PVCu sealed unit double glazed bay window and radiator.

KITCHEN/DINER

13'8 x 9' (4.17m x 2.74m)
A range of base and eye level units with oak worksurfaces incorporating a fitted oak breakfast bar, space for range cooker, tiled floor, built-in fireside cupboard and drawers, PVCu sealed unit double glazed window and radiator.

UTILITY

11'6 x 5'9 (3.51m x 1.75m)
With matching gloss base units with oak worksurfaces, plumbing for automatic washing machine, tiled floor and PVCu sealed unit double glazed window.

GARDEN ROOM

8'10 x 5' (2.69m x 1.52m)
Tiled floor, PVCu sealed unit double glazed window along with French doors to garden, contemporary vertical radiator and built-in cupboard.

CLOAKROOM

Low level WC with corner wash basin, chrome towel radiator and PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Understairs storage cupboard, dado rail and PVCu sealed unit double glazed window.

BEDROOM 1

14'9 x 12'6 (4.50m x 3.81m)
Cast iron fireplace, PVCu sealed unit double glazed window, ceiling coving and picture rail, along with radiator.

BEDROOM 4

13'7 x 6'3 (4.14m x 1.91m)
Built-in fireside cupboard, PVCu sealed unit double glazed window and radiator.

BATHROOM

7'4 x 6' (2.24m x 1.83m)
Walk-in P-shaped bath with shower over, vanity wash basin with drawers below and low level WC, part tiled walls, PVCu sealed unit double glazed window and towel radiator.

SECOND FLOOR

BEDROOM 2

14' x 12'6 (4.27m x 3.81m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'3 x 13'8 max (3.43m x 4.17m max)
Built-in cupboard and wardrobe, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a gravelled garden with planting and stone path to the front door. At the rear is a very good sized garden having stone paved and brick sett terrace with raised planting beds, beyond which lies a lawned area with paved and sett paths and raised planting beds, leading to an attractive raised decking seating area with garden shed beyond along with rear pedestrian access.

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).

COUNCIL TAX

We believe the Council Tax Band for this property is Band B.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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 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 Metropix 02022