



**19 The Sycamores, Beverley HU17 0PF**  
**£199,950**



- Semi-detached house
- Beautifully presented
- Recently redecorated
- Modern kitchen and bathroom
- Good sized plot
- Gardens to front and rear
- Large side driveway
- Garage
- First time buyer, or investment opportunity
- Council Tax Band B and EPC awaited

A beautifully presented two bedroom semi-detached house, which has recently been redecorated, also with modern kitchen and bathroom fittings.

The house stands on a lovely plot with gardens to front and rear and also benefits from ample off-street parking along with garage.

This sensibly priced property would be ideal for a first time buyer, but would also make a superb investment opportunity.

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.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC sealed unit double glazed door and staircase to first floor.

LIVING ROOM

15'0" x 11'4" (4.57m x 3.45m)  
Ornamental fireplace with coal effect electric fire, uPVC sealed unit double glazed window, radiator.

BREAKFAST KITCHEN

14'7" x 8'0" (4.45m x 2.44m)  
With a good range of modern base and eye level units having timber effect work surfaces, incorporating a one and a half bowl single drain sink unit with four ring hob and electric oven below, slate effect flooring, under stairs storage cupboard, uPVC sealed unit double glazed window with door to outside and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

uPVC sealed unit double glazed window.

BEDROOM 1

12'9" x 11'3" (3.89m x 3.43m)  
uPVC sealed unit double glazed window, radiator and bulkhead wardrobe.

BEDROOM 2

10'2" x 8'0" (3.10m x 2.44m)  
Built in cupboard, uPVC sealed unit double glazed window and radiator.

BATHROOM

6'8" x 6'3" (2.03m x 1.91m)  
Panel bath with shower over, wash basin and low level WC, uPVC sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a very good sized open plan lawned garden with substantial side paved and gravel driveway offering excellent off-street parking facility. The rear garden is also beautifully maintained with stone seating areas, lawned gardens and planting beds.

GARAGE

17'10" x 8'0" (5.44m x 2.44m)  
Precast concrete single garage with up and over door.

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).

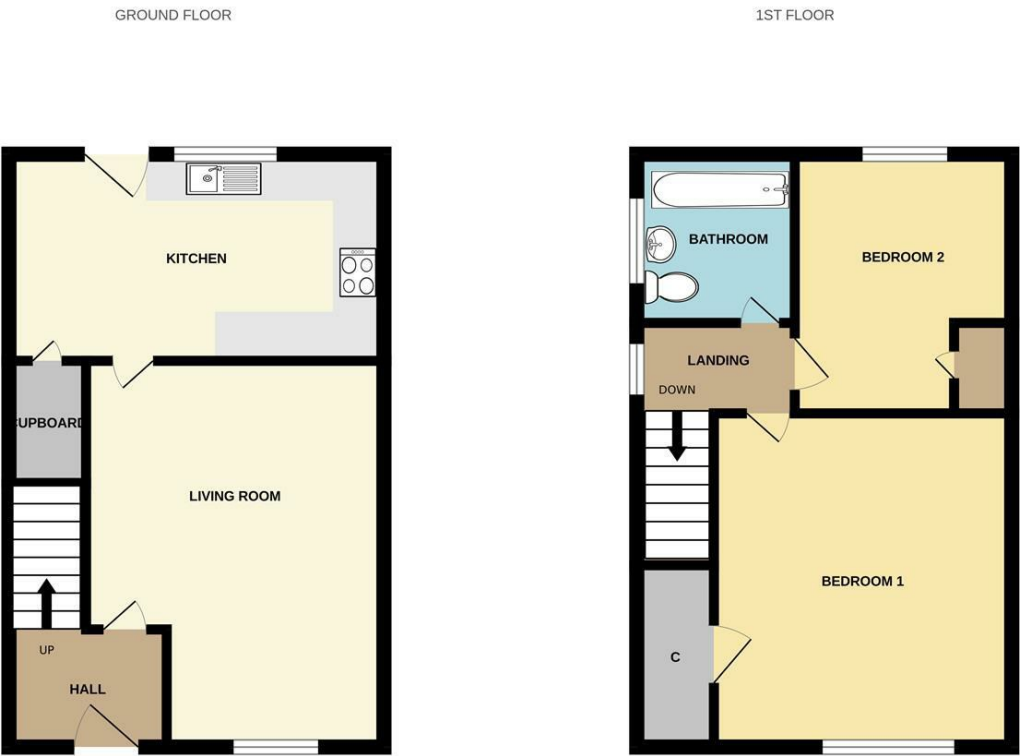
VIEWING

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 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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