





The Property Specialists

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**151 Keldgate, Beverley HU17 8JA**  
**£165,000**

- Period cottage
- Outstanding location
- Good access to town centre
- Close to Beverley Westwood
- Redecorated and newly fitted carpets
- Two reception rooms
- Two double bedrooms
- Attractive rear garden
- Council tax band B
- EPC rating D

A lovely period mid-terraced cottage located in an outstanding position having great access to Beverley town centre and the delightful pastures of Beverley Westwood.

The property offers two good sized reception rooms with kitchen and bathroom at ground floor level, whilst at first floor there are two double bedrooms.

Redecoration works have recently been undertaken along with newly laid carpets to all principal rooms. The cottage is further enhanced by the delightful rear gravelled garden with planting and seating area.

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

Ceiling coving and dado rail.

LIVING ROOM

12' x 10'2 (3.66m x 3.10m)  
Painted timber fireplace with brick inset and stone hearth incorporating a log burning stove, built-in fireside cupboard and shelves, sash window, dado rail and radiator.

DINING ROOM

13'4 x 10'10 (4.06m x 3.30m)  
Painted timber fireplace with brick inset and tile hearth, dado rail, PVCu sealed unit double glazed French doors to garden, built-in fireside storage cupboard and radiator.

KITCHEN

13'4 x 4'8 (4.06m x 1.42m)  
Base and eye level units with roll edge worksurfaces incorporating electric oven and hob along with single drainer sink unit, tiled floor and radiator.

REAR LOBBY

Tiled floor, built-in storage cupboard and door to outside.

BATHROOM

8'5 x 4'7 (2.57m x 1.40m)  
Panelled bath with electric shower over, pedestal wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

13'8 x 12'5 (4.17m x 3.78m)  
Built-in fireside cupboard with pine door, sash window and radiator.

BEDROOM 2

13'5 x 10'7 (4.09m x 3.23m)  
Built-in bulkhead cupboard housing gas fired central heating boiler, and radiator.

OUTSIDE

To the rear of the property is a good sized gravelled garden area with fenced boundary, planting and seating area.

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 part 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 condition or efficiency can be given.  
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