



QUICK & CLARKE
The Property Specialists

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1 Cherry Tree Terrace, Beverley HU17 0EN
£135,000

- End terrace house
- Two reception rooms
- Light and spacious
- Versatile open plan accommodation
- Ground floor bathroom
- Two good size bedrooms
- Excellent first time buyer or investment opportunity
- Modern kitchen and bathroom
- PVCu sealed unit double glazing; Gas fired central heating
- EPC Rating: Awaited; Council Tax Band: A

A lovely and particularly well presented, light and spacious two bedroomed end-terraced house offering extremely versatile open plan living to ground floor with living room, sitting room, kitchen and bathroom whilst at first floor there are two good size bedrooms. The house is presented to a very good standard and would suit a first time buyer or investment opportunity as well as being of interest to those looking for a 'lock up and leave'. There is good pedestrian access to Beverley town centre and a range of local facilities closer by.

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

Tiled floor, staircase to first floor and PVCu sealed unit double glazed door.

LIVING ROOM

10'2" x 9'5" (3.10m x 2.87m)
PVCu sealed unit double glazed window to the front elevation, understairs storage cupboard and radiator.
Open to:

SITTING ROOM

12 x 10'3" (3.66m x 3.12m)
PVCu sealed unit double glazed window and radiator. Open to:

KITCHEN

9' x 5'9" (2.74m x 1.75m)
A good range of cream base and eye level units having timber effect roll edge work surfaces incorporating a single drainer sink unit, four ring gas hob and electric oven, PVCu sealed unit double glazed window and door to outside.

BATHROOM

9' x 5'8" (2.74m x 1.73m)
An extremely useful space having panelled bath with electric shower over, trough style wash basin and low level w.c., laundry area with plumbing for automatic washing machine and airing radiator, PVCu sealed unit double glazed window and chrome towel radiator.

FIRST FLOOR

LANDING

BEDROOM 1

10'4" x 11'10" (3.15m x 3.61m)
Located to the rear of the house, having a PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12' x 7'7" (3.66m x 2.31m)
PVCu sealed unit double glazed window and radiator.

OUTSIDE

There is a private side pathway leading to a small yard area at 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 PVCu 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/2024