



QUICK & CLARKE
The Property Specialists

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102 Butterfly Meadows, Beverley HU17 9GB
Auction Guide £170,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Detached house
- Lovely tucked away location; Private shared drive
- Living room and breakfast kitchen; 3 good size bedrooms
- Southerly facing garden to rear
- Good residential locality
- Council Tax Band: C; EPC Rating: D

A three bedroomed detached house, located in a lovely tucked away position within this very popular area situated at the bottom of a private shared driveway and benefitting from substantial car parking, along with good size gardens to front and rear.

The property offers entrance hall with cloakroom, living room and dining kitchen at ground floor, whilst at first floor there are three bedrooms along with family bathroom and the house would make a super family home.

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

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.

AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6000. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

PVCu sealed unit double glazed door and window with radiator.

CLOAKROOM

Vanity wash basin, low level w.c., PVCu sealed unit double glazed window and radiator.

LIVING ROOM

15'9" x 14'6" (4.80m x 4.42m)
Staircase to first floor, PVCu sealed unit double glazed window and radiator.

DINING KITCHEN

14'6" x 8'3" (4.42m x 2.51m)
Base and eye level units with roll edge work surfaces incorporating electric oven and gas hob, plumbing for automatic washing machine, single drainer sink unit, PVCu sealed unit double glazed window and PVCu sealed unit double glazed French doors to rear garden. Understairs storage cupboard.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

13'4" x 8'3" (4.06m x 2.51m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'9" x 8' (3.28m x 2.44m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'2" x 6' (3.10m x 1.83m)
Built-in airing cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed window and radiator.

BATHROOM

6'2" x 5'7" (1.88m x 1.70m)
Panelled bath, vanity wash basin having cupboards fitted, low level w.c., PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property is approached via a private shared driveway offering good off-street car parking, and an open plan lawn to the front, with a good size lawned rear garden benefitting from a Southerly aspect.

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).

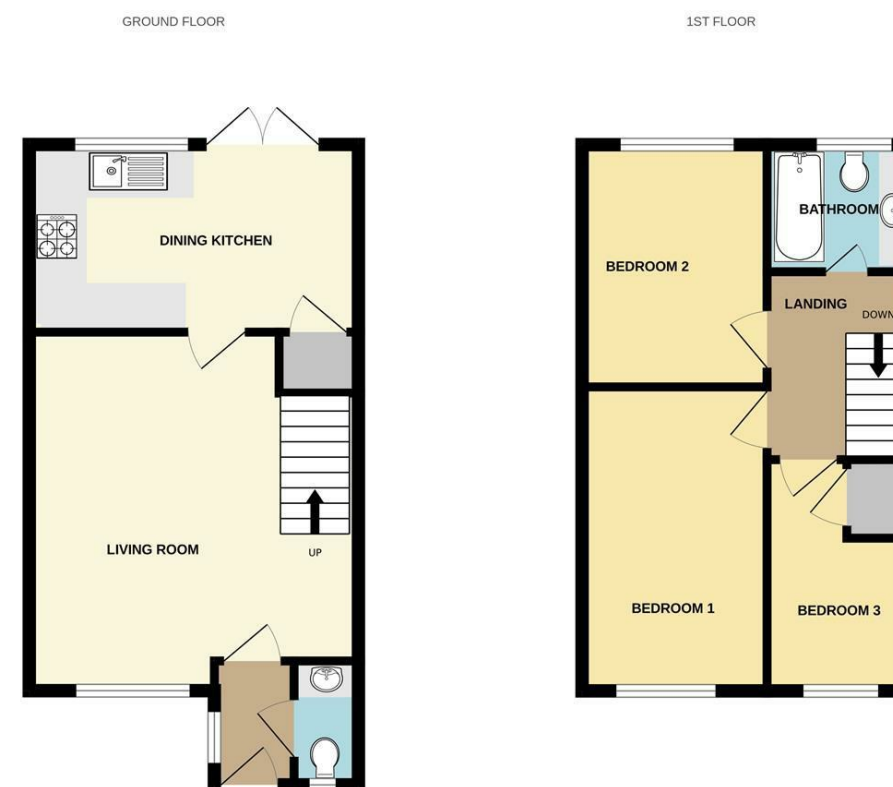
VIEWING

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, 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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