



QUICK&CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



208 Burden Road, Beverley HU17 9LW
Offers Over £220,000

- Spacious semi-detached house
- Three bedrooms
- Approximately 830 sq ft
- 22' through living room
- Well appointed kitchen
- Modern bathroom with shower
- Integrated garage
- Gardens to front and rear
- Close to amenities
- EPC - C

A wonderfully spacious three bedroomed semi-detached house which extends to approximately 830 square feet, offering a super 22' through room along with three well-proportioned bedrooms, a well-appointed kitchen, gardens to front and rear and an integrated single garage. The property is located in an established and popular residential locality with a good range of facilities close by, but also having excellent access to Flemingate and to Beverley town centre.

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

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

LIVING ROOM

22' x 12' narrowing to 10'3 (6.71m x 3.66m narrowing to 3.12m)
PVCu sealed unit double glazed windows to two elevations and radiator.

KITCHEN

9'8 x 8' (2.95m x 2.44m)
A range of modern base and eye level units with timber effect worksurfaces incorporating an electric oven and hob, 1 1/2 bowl single drainer sink unit and PVCu sealed unit double glazed window overlooking the rear garden along with door to garage.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

12' x 10'6 (3.66m x 3.20m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'4 x 9'9 (3.15m x 2.97m)
Built-in hanging space, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'10 x 6'7 (3.00m x 2.01m)
Bulkhead cupboard, PVCu sealed unit double glazed window and radiator.

BATHROOM

7'4 x 5'6 (2.24m x 1.68m)
Panelled bath, wash basin, low level WC and shower in separate cubicle. Tiled walls, laminate floor, PVCu sealed unit double glazed window and chrome towel radiator.

GARAGE

17'3 x 9' (5.26m x 2.74m)
Up & door, having light and power laid on.

UTILITY AREA

4' x 9' (1.22m x 2.74m)
Plumbing for automatic washing machine and door to outside.

EXTERNAL

To the front of the property is an open plan lawned garden with side brick sett driveway, whilst at the rear is a further attractive lawned garden with planting beds.

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

The Council Tax Band for this property is Band C.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

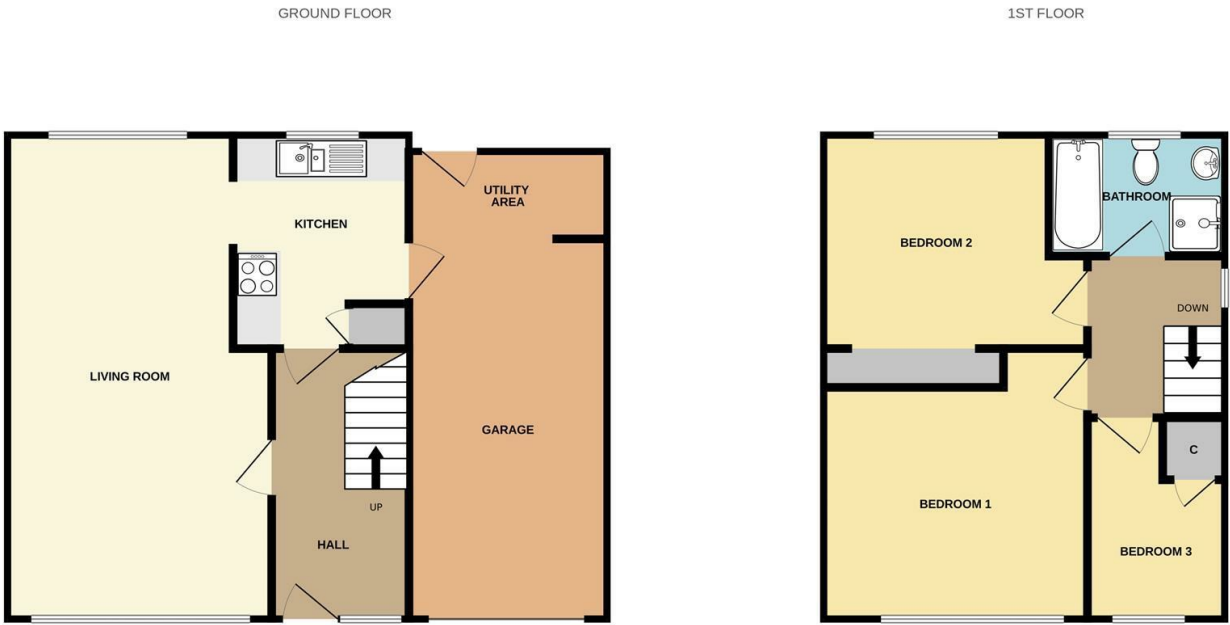
FINANCIAL SERVICES

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.



VIEWS 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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