



QUICK&CLARKE

The Property Specialists

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33 The Sycamores, Beverley HU17 0PF
£189,950

- Semi-detached house
- No onward chain
- Two bedrooms
- Modern first floor shower room
- Lounge
- Dining kitchen
- Low maintenance garden
- Side driveway
- Viewing is a must!
- EPC Rating: C Council Tax Band: B

This modern semi-detached house enjoys a prime cul-de-sac location and is presented to the market with no onward chain. Enjoying uPVC double glazing and gas central heating the accommodation enjoys Hallway, Lounge, Dining Kitchen and to the first floor two Bedrooms and modern Shower Room.

A private driveway provides off-street parking. The rear garden is designed for ease of maintenance and provides great outdoor space.

Would make an ideal first time buyer's home to which a viewing is a must!

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

LOUNGE

12'10" x 11'4" increasing to 14'7" (3.91m x 3.45m increasing to 4.45m)
A uPVC door with glazed inserts leads into the lounge. uPVC double glazed window to the front elevation and t.v. aerial point. Door leads into the dining kitchen.

DINING KITCHEN

14'7" x 6'11" (4.45m x 2.11m)
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leads out into the rear garden. Wall mounted gas central heating boiler. Fitted base and wall units in a Shaker design with single oven, ceramic hob and sink unit with drainer. Space for fridge freezer and space and plumbing for washing machine.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

11'7" x 11'3" (3.53m x 3.43m)
uPVC double glazed window to the front elevation. Fitted wardrobe.

BEDROOM 2

8'4" x 7'0" (2.54m x 2.13m)
uPVC double glazed window to the rear elevation.

SHOWER ROOM

7'1" x 3'11" (2.16m x 1.19m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys walk-in shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled to wet areas.

OUTSIDE

To the front of the property there is a low maintenance garden and a side driveway provides off street parking.

The rear garden is designed for ease of maintenance and provides great outdoor space with garden shed, small patio area and astro turfed lawn.

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



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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. Made with Metropix ©2025