



QUICK&CLARKE

The Property Specialists

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26 Colteridge Grove, Beverley HU17 8XD
£185,000

- Modern townhouse.
- Approx. 730 square feet.
- Two receptions.
- Three bedrooms.
- En-suite shower to master.
- Gardens to front and rear.
- Private car parking.
- Head of cul-de-sac location.
- Close to amenities.
- Council Tax Band: C EPC Rating: D

A mid-terraced three bedroomed house which extends to approximately 728 square feet located in a head of cul-de-sac position and offering two reception rooms along with kitchen and cloakroom at ground floor level. At first floor the master bedroom benefits from an en-suite shower and wash basin along with two further bedrooms and family bathroom. There are gardens to front and rear and private courtyard parking facility.

The house is particularly well located for access to Morrison's supermarket and Beverley town centre as well as Hull City centre and Kingswood.

An ideal first time buyer or investment opportunity.

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

Dado rail and ornamental beamed ceiling.

CLOAKROOM

Low level w.c. and pedestal wash basin. PVCu sealed unit double glazed window and radiator.

LIVING ROOM

12'6" x 12'2" (3.81m x 3.71m)
Ornamental brick fireplace with timber mantel, ornamental beamed ceiling and dado rail. Return staircase to first floor. PVCu sealed unit double glazed window and double radiator.

DINING ROOM

10'0" x 7'4" (3.05m x 2.24m)
Ornamental beamed ceiling with delft rack. PVCu sealed unit double glazed patio doors to garden and radiator.

KITCHEN

10'0" x 8'2" (3.05m x 2.49m)
Base and eye level units with roll edged work surfaces incorporating electric oven and gas hob. Plumbing for automatic washing machine. Wall mounted gas fired central heating boiler. Single drainer sink unit. PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 1

15'9" x 8'0" (4.80m x 2.44m)
Fitted wardrobes. PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Showering cubicle with pedestal wash basin. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'2" x 7'9" (2.79m x 2.36m)
Fitted wardrobes and top boxes. PVCu sealed unit double glazed window and radiator.

BEDROOM 3

6'10" x 6'4" (2.08m x 1.93m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

Panelled bath, pedestal wash basin and low level w.c. Part tiled walls and radiator.

OUTSIDE

To the front of the property is a well planted mature gravelled garden with path to front door whilst at the rear is a lawned garden with gravelled path and planting beds.

PARKING

The property benefits from private courtyard parking.

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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