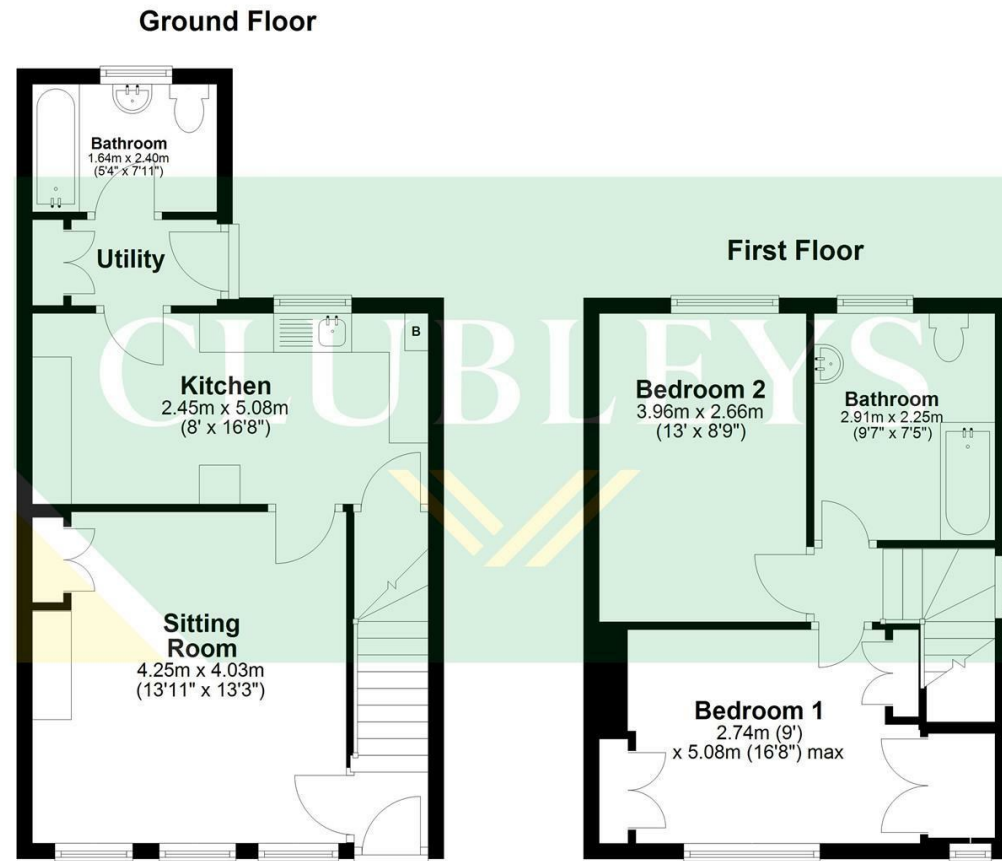




64, Kings Square,  
Beverley, HU17 9HH  
£145,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Situated in the highly desirable market town of Beverley, this semi-detached home offers well-proportioned accommodation and presents an excellent opportunity for anyone seeking a property to update and make their own.

The accommodation briefly comprises a sitting room, fitted kitchen and a convenient downstairs bathroom. To the first floor are two bedrooms and a further bathroom.

Externally, the property benefits from a lawned front garden and a driveway providing valuable off-street parking. To the rear is a paved courtyard, offering a low maintenance outdoor space.

The property would be ideal for first time buyers, downsizers or investors seeking a home in a sought-after location close to the wide range of amenities available within Beverley.

Offered to the market with no onward chain. Viewing is recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band A.



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE HALL**

1.10m x 1.14m (3'7" x 3'8")

Entered via a UPVC front entrance door, having a radiator and stairs to the first floor accommodation.

**SITTING ROOM**

4.24m x 4.03m (13'10" x 13'2")

Gas fireplace (capped off), fitted cupboard, radiator, coving to the ceiling, and three double glazed windows to the front elevation.

**KITCHEN**

5.08m x 2.56m (16'7" x 8'4")

Range of fitted floor and wall cupboards, working surfaces incorporating a stainless steel sink unit, wall mounted Ideal gas boiler, space for fridge/ freezer, radiator, and an under stairs cupboard.

**REAR ENTRANCE**

1.06m x 1.90m measured to the cupboard front (3'5" x 6'2" measured to the cupboard front)

Fitted cupboard, plumbing for a washing machine, and UPVC side door.

**DOWNSTAIRS BATHROOM**

2.40m x 1.90m (7'10" x 6'2")

Fitted suite comprising bath with mixer tap and shower attachment, wash hand basin with mixer tap, low flush WC, fully tiled walls, extractor fan, and opaque double glazed window to the rear elevation.

**LANDING**

Double glazed window to the side elevation and access to the loft.

**BEDROOM ONE**

2.88m x 3.53m (9'5" x 11'6")

Double glazed window to the front elevation, two fitted wardrobes, radiator, storage cupboard with hanging rail and double glazed window to the front elevation.

**BEDROOM TWO**

3.96m x 2.69m (12'11" x 8'9")

Double glazed window to the rear elevation and a radiator.

**BATHROOM**

2.26m x 2.92m (7'4" x 9'6")

Fitted suite comprising bath with shower over, low flush WC, hand basin with mixed tap, extractor fan, part tiled walls, and an opaque double glazed window to the rear elevation.

**OUTSIDE**

Block-paved driveway providing off-street parking, with a lawned front garden complemented by a variety of established shrubs. To the rear is a paved courtyard with a garden shed.

**ADDITIONAL INFORMATION**

Please note that the vendor is a relative of an employee of Clubleys.

**APPLIANCES**

None of the above appliances have been tested by the Agent.

**SERVICES**

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band A.

