



Quick & Clarke

PROPERTY SPECIALISTS

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20 Lairgate, Beverley HU17 8EE
£179,950

- No onward chain and vacant possession
- Town centre location
- Two double bedrooms
- Modern kitchen and bathroom
- Easy to maintain westerly facing garden
- Modern gas central heating
- Council Tax Band: B
- EPC Rating: D

Located just 100 metres from Saturday Market and on historic Lairgate this well maintained Period mid-terrace is a blank canvas for anyone to stamp their mark on. Ideal for a lock up and leave, Airbnb or town centre residence the property boasts two separate reception rooms and two double bedrooms arranged across the first and second floor. Further, the property has been well maintained with a modern fitted kitchen, a large four piece bathroom and modern gas central heating. Outside there is a westerly facing and easy to maintain courtyard garden and the property is offered to the market with no onward chain.

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 a timber front door, obscured glass panels, inset mat well and stairs leading to the first floor accommodation.

LIVING ROOM

10'9" x 10'9" (3.28m x 3.28m)
Window to front elevation. Cupboard housing the electric consumer unit and meters.

SITTING ROOM

11'4" x 11'1" (3.45m x 3.38m)
A further well proportioned reception room. Window to rear elevation overlooking the courtyard and storage cupboard under stairs.

KITCHEN

10'2" x 6'7" (3.10m x 2.01m)
Modern fitted kitchen offering a range of wall and base storage units with white gloss fronts, complementing butcher's block laminate work surfaces and inset stainless steel sink and drainer. Space for hob, fridge freezer and washing machine. Canopy extractor and glass splashback. Timber glass panel door opening onto the westerly facing yard and window to one side.

FIRST FLOOR

BEDROOM 1

12'8" x 10'9" (3.86m x 3.28m)
Window to front elevation and built-in wardrobe.

BATHROOM

11'1" x 9'2" (3.38m x 2.79m)
A very generous sized bathroom with four piece sanitary suite comprising low level w.c., pedestal hand wash basin, corner shower enclosure with thermostatic shower valve and panelled bath. Chrome heated towel rail and cupboard housing the modern Ideal Standard boiler. Window to rear elevation.

SECOND FLOOR

BEDROOM 2

12'3" reducing to 9'6" x 14'0" (3.73m reducing to 2.90m x 4.27m)
Window to rear elevation.

OUTSIDE

The property fronts onto Lairgate in keeping with its age and style of property.

To the rear is a compact easy to maintain and enclosed yard which is westerly facing and has two separate brick outbuildings. A gate provides access onto a right of way which leads back onto Lairgate.

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



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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