



**16 Keldgate Close, Beverley, HU17 8JE**  
**£169,950**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern style town house in a tucked away position but with open aspect over allotments from 2 sides located in a popular area with access to Beverley centre, amenities and transport links plus access to OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from recently fitted PVCu double glazing with new front and rear doors plus gas central heating. There is a modern style kitchen plus 4 piece bathroom. Items of note include the light dual nature aspects to both the lounge and bedroom 1 plus a separate laundry room off the kitchen. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, dining kitchen, utility cupboard and WC. There are 2 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing.

The property occupies a tucked away position with garden areas and views over allotments to 2 sides. There are communal gardens and communal non allocated parking. There is further permit parking available nearby.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

### GROUND FLOOR

#### Lounge 13'10"(max) x 11'7"(max) (4.23m(max) x 3.54m(max))

A light dual aspect room with carpets and curtains. Access to store.

#### Dining Kitchen 10'7"(max) x 9'7"(max) (3.23m(max) x 2.94m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling plus stainless steel splash back. With double oven, hob and hood plus 1.5 sink and mixer tap, recessed spot lights and vinyl flooring. Access to utility cupboard.

#### WC 6'6" x 3'7" (1.99m x 1.11m)

Having modern white sanitary ware plus tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'10"(max) x 11'10"(max) (4.22m(max) x 3.62m(max))

A light dual aspect room with carpets and curtains. Access to store.

#### Bedroom 2 6'9" x 6'7" (2.06m x 2.03m)

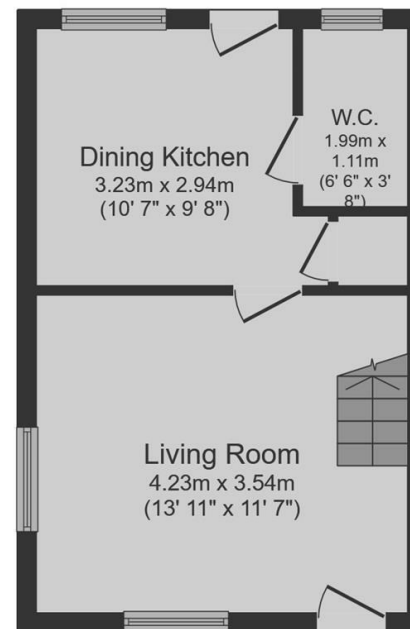
With carpets and curtains.

#### Bathroom 9'7"(max) x 6'9"(max) (2.93m(max) x 2.07m(max))

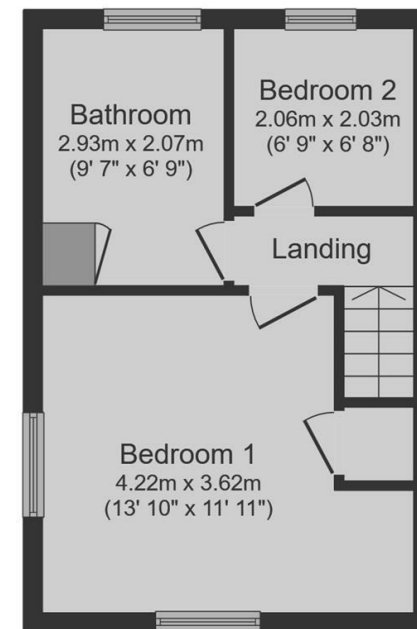
Having a modern 4 piece suite with bath and shower, tiling, vinyl flooring and store.

### EXTERNAL

The property occupies a tucked away position with garden areas and views over allotments to 2 sides. There are communal gardens and communal non allocated parking. There is further permit parking available nearby.



Ground Floor



First Floor

Total floor area: 56.5 sq.m. (608 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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