











Quick & Clarke
PROPERTY SPECIALISTS

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Gerabelle, Figham Road, Beverley HU17 0PH

Offers Over £199,950

Beverley | Cottingham | Hornsea | Willerby

- Detached bungalow
- Two bedrooms
- Approx. 750 square feet
- Requires modernisation
- Private road access
- Excellent location
- Good size plot
- Gardens and parking
- Council Tax Band: D
- EPC Rating: D

A traditional detached bungalow offering approximately 750 square feet having two bedrooms with good size living room and kitchen along with shower room and separate w.c.

The property is accessed via a private road and is located at the end of the cul-de-sac offering good size gardens to both front and rear along with a shared driveway leading to rear garage/workshop. The property is in need of modernisation and refurbishment but this is reflected in the extremely attractive asking price.

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

ALL GROUND FLOOR

ENTRANCE PORCH
PVCu sealed unit double glazed door.

HALLWAY
Parquet floor and radiator.

LIVING ROOM
14'0" x 14'0" (4.27m x 4.27m)
Ornamental electric fireplace, PVCu sealed unit double glazed windows, PVCu sealed unit double glazed patio doors to rear garden and radiator.

KITCHEN
14'0" x 11'0" (4.27m x 3.35m)
Base and eye level units with roll edge work surfaces incorporating a stainless steel single drainer sink unit, PVCu sealed unit double glazed window and radiator.

BEDROOM 1
13'0" x 12'0" (3.96m x 3.66m)
Parquet floor. PVCu sealed unit double glazed window and radiator.

BEDROOM 2
10'0" x 9'0" (3.05m x 2.74m)
PVCu sealed unit double glazed window and radiator. Fitted wardrobes and parquet floor.

SHOWER ROOM
8'0" x 5'9" (2.44m x 1.75m)
Shower in cubicle, wash basin and built-in airing cupboard housing hot water cylinder with electric immersion heater. PVCu sealed unit double glazed window and radiator.

SEPARATE W.C.
PVCu sealed unit double glazed window.

REAR LOBBY
PVCu sealed unit double glazed door.

STORE
Store housing gas fired central heating boiler.

OUTSIDE
The property is at the head of the cul-de-sac and approached via a private road offering good size plot with artificial lawn to the front along with planting beds and turning facility.

A shared concrete driveway leads to the rear garden which is paved and lawned having timber workshop/garage and garden outbuildings.

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

GROUND FLOOR



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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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.