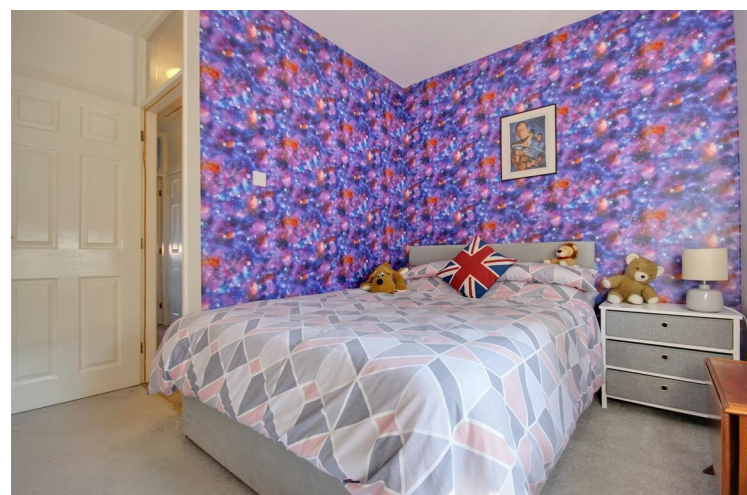


# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
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**17 Wylies Road, Beverley HU17 7AP**

**£190,000**

Beverley | Cottingham | Hornsea | Willerby

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- Modern end terraced house.
- Two bedrooms.
- 20'0" living room.
- Very close to town centre.
- Allocated car parking space.
- Council Tax Band: B
- EPC Rating: E

An opportunity to acquire modern end terrace house which benefits from allocated car parking and is located only a very short walk from the extensive and varied amenities available within this historic market town.

The property offers a good sized living room with kitchen at ground floor level, having two well proportioned bedrooms and family bathroom at first floor.

To the rear of the house is an attractive low maintenance garden with artificial grass and the allocated car parking space is located close by on St Mary's Lane.

#### 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 PORCH

##### LIVING ROOM

19'9" x 11'9" (6.02m x 3.58m)

With two electric wall heaters and PVCu sealed unit double glazed window.

##### KITCHEN

11'9" x 8'2" (3.58m x 2.49m)

Modern base and eye level units with roll edged work surfaces, incorporating an electric oven and hob with plumbing for automatic washing machine and stainless steel single drainer sink unit. Door to rear garden and PVCu sealed unit double glazed window.

##### FIRST FLOOR

##### LANDING

With built-in airing cupboard housing hot water cylinder with electric immersion heater.

##### BEDROOM 1

11'10" x 9'0" (3.61m x 2.74m)

Fitted slide door mirror front wardrobes with PVCu sealed unit double glazed window and electric heater.

##### BEDROOM 2

11'9" x 11'3" maximum (3.58m x 3.43m maximum)

Fitted wardrobes, drawers and desk along with PVCu sealed unit double glazed window.

##### BATHROOM

6'4" x 5'5" (1.93m x 1.65m)

Jacuzzi bath with electric shower over, wash basin and low level w.c. Tiled floor and walls, PVCu sealed unit double glazed window.

##### OUTSIDE

To the rear of the property is an attractive landscaped garden with paved seating area and artificial grass along with a further decking and planting bed.

To the side of the property is an extremely useful storage area.

##### CAR PARKING

The property benefits from an allocated car parking space on St Mary's Lane.

##### SERVICES

Water, electricity and mains drainage services are available or connected to the property.

##### HEATING

Heating is by electric convection heaters and immersion heater for the water.

##### DOUBLE GLAZING

The property benefits from PVCu double glazing.

#### TENURE

We believe the tenure of the property to be Leasehold however we are advised that this will be changed to Freehold upon completion (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](mailto: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.

While 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, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropix iC325