



29 Bielby Drive, Beverley HU17 0RX
£199,950

- Semi-detached house
- Good residential locality
- Breakfast kitchen to rear
- Three bedrooms
- Gardens to front and rear
- Ample off-street parking
- Excellent family home
- Council tax band C
- EPC rating C

A well-proportioned three bedroom semi-detached house situated in an established and popular residential locality, offering excellent family or investor accommodation.

The property benefits from entrance hall with cloakroom/WC, living room and dining kitchen at ground floor, whilst at first floor level are three bedrooms and family bathroom. Externally there is an open plan front garden with side driveway providing ample off-street car parking facility, along with a further rear lawned garden.

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

PVCu sealed unit double glazed door and sealed unit double glazed window.

CLOAKROOM

Low level WC and wash basin, sealed unit double glazed window and radiator.

LIVING ROOM

15'8 x 14'6 (4.78m x 4.42m)
Electric fire, laminate floor, staircase to first floor, PVCu sealed unit double glazed window and two radiators.

BREAKFAST KITCHEN

14'6 x 8'3 (4.42m x 2.51m)
Base and eye level units with roll edge worksurfaces incorporating a single drainer sink unit, electric oven and gas hob. PVCu sealed unit double glazed French doors to garden, understairs storage cupboard and radiator.

FIRST FLOOR

LANDING

Sealed unit double glazed window and radiator.

BEDROOM 1

13'3 x 8'4 (4.04m x 2.54m)
Sealed unit double glazed window and radiator.

BEDROOM 2

10'9 x 8' (3.28m x 2.44m)
Fitted wardrobe, sealed unit double glazed window and radiator.

BEDROOM 3

10'2 x 6' (3.10m x 1.83m)
Built-in bulkhead airing cupboard housing hot water cylinder with electric immersion heater, sealed unit double glazed window and radiator.

BATHROOM

6' x 5'6 (1.83m x 1.68m)
Panelled bath with electric shower over, wash basin and low level WC, sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with a side paved driveway offering excellent off-street car parking facility, and a further good sized lawned garden to the rear.

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 double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

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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