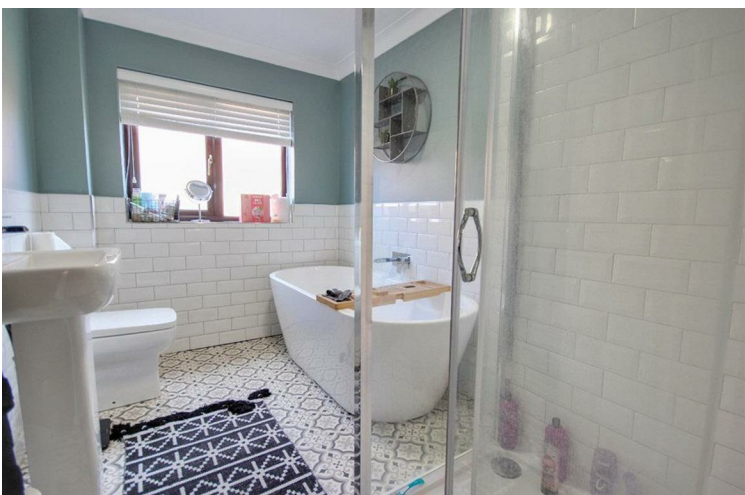




Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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7 Welton Close, Beverley HU17 8UT
£285,000

- Surprisingly spacious modern town house
- Approx. 992 sq ft
- 4 bedrooms
- 16' living room
- Refitted kitchen
- Contemporary bathroom suite
- Excellent amenities close by
- Good access to Beverley town centre
- Gardens to front and rear. Single garage
- EPC Rating: C. Council Tax Band: C

A deceptively spacious, modern town house which extends to almost 1,000 square feet offering four bedroomed accommodation with recently installed new kitchen and bathroom. Benefitting from gardens to front and rear and situated in an established popular locality with a good range of local facilities close by and excellent access to Beverley town centre and the main road network.

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

Return staircase to first floor with understairs storage cupboard, timber floor and radiator.

CLOAKROOM

Low level w.c. with wash hand basin and PVCu sealed unit double glazed window.

LIVING ROOM

16' x 12'7" (4.88m x 3.84m)
Timber floor, gas camp style fireplace, PVCu sealed unit double glazed window, PVCu sealed unit double glazed patio doors to rear garden and radiator.

KITCHEN

18' x 9'5" (5.49m x 2.87m)
An extensive modern range of base and eye level units with timber work surfaces incorporating a Belfast sink, electric oven and hob, plumbing for automatic washing machine and fitted breakfast bar. Stone effect flooring with PVCu sealed unit double glazed windows to two elevations along with radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 9'8" (3.84m x 2.95m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'2" x 9'8" (3.40m x 2.95m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'4" x 6' (2.84m x 1.83m)
Built-in cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

8'6" x 6' (2.59m x 1.83m)
Built-in cupboard, PVCu sealed unit double glazed window and radiator.

BATHROOM

9'8" x 6'5" (2.95m x 1.96m)
Contemporary suite comprising modern freestanding bath, monsoon shower in glazed cubicle, pedestal wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with side tarmacadam driveway, whilst at the rear is a good size lawned garden with stone paved seating area.

GARAGE

Attached single garage having up-and-over door with personal access door, light and power laid on.

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



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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