Quick & Clarke
PROPERTY SPECIALISTS

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12 Pelham Close, Beverley HU17 8PN

£249,500

Beverley | Cottingham | Hornsea | Willerby

- Exceptionally well presented family home
- 895 square feet
- Wonderful kitchen dining room
- Spacious living room
- Three good size bedrooms
- Conservatory to rear
- Great location
- Good facilities close by
- Detached garage
- Council Tax Band: C EPC Rating: D

An incredibly well presented three bedroomed semi-detached house which at almost 900 square feet offers more spacious living accommodation than many. This beautifully presented home offers spacious living room with large kitchen diner extending across the whole of the rear along with a conservatory overlooking the garden space. The three first floor bedrooms are very well proportioned and the family bathroom offers modern contemporary fittings. The property stands in a delightful position in this cul-de-sac having gardens to front and rear along with a front driveway and a detached single garage.

There are few properties presented to this standard and quality is shown throughout.

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
Staircase to first floor with under stairs storage cupboard. Karndean flooring and radiator.

LIVING ROOM
14'8" x 11'2" (4.47m x 3.40m)
Feature contemporary wall mounted electric fire, PVCu sealed unit double glazed box bay window and two radiators.

KITCHEN DINER
17'6" x 8'4" (5.33m x 2.54m)
A modern range of base and eye level units having timber effect work surfaces incorporating electric hob with oven below, built-in fridge freezer and dishwasher. Timber effect Karndean flooring, PVCu sealed unit double glazed window, door to outside and patio doors to conservatory.

CONSERVATORY
7'0" x 10'3" (2.13m x 3.12m)
Of PVCu sealed unit double glazed and brick construction having French doors to rear garden.

FIRST FLOOR

LANDING
Built-in airing cupboard and PVCu sealed unit double glazed window.

BEDROOM 1
12'4" x 10'0" (3.76m x 3.05m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
11'0" x 10'5" (3.35m x 3.18m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
7'4" x 6'0" (2.24m x 1.83m)
PVCu sealed unit double glazed window and radiator.

BATHROOM
6'9" x 5'5" (2.06m x 1.65m)
Panelled bath with shower over, vanity wash basin with cupboards below and low level w.c. with concealed cistern. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
To the front of the property is a lawned garden and driveway offering off street car parking facility.

The rear garden is laid mainly to lawn with flowerbeds and also benefitting from a paved patio area.

GARAGE
Detached brick and tile garage with up and over door and having 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

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.