



**QUICK & CLARKE**  
The Property Specialists

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**65 Minster Avenue, Beverley HU17 0ND**  
**£184,950**

- Modern terraced house; No onward chain
- Two double bedrooms
- Good size living room
- Breakfast kitchen
- Modern bathroom
- Gardens to front and rear
- Residents' only car parking
- Level walk to town centre
- Minster views
- EPC Rating: Awaited. Council Tax Band: B

A lovely modern mid-terraced house, situated in an outstanding residential locality having excellent level pedestrian access to Beverley town centre and delightful approach views of the historic Minster.

The property offers a good size living room with breakfast kitchen at ground floor level, having two double bedrooms and modern bathroom at first floor. The house is complemented by the attractive gardens to front and rear and, importantly, residents' car parking to the rear. An excellent first time buy, retirement or investment opportunity in an outstanding location.

#### 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.

##### LIVING ROOM

14' x 12'7" (4.27m x 3.84m)

Staircase to first floor, PVCu sealed unit double glazed window and radiator.

##### KITCHEN

12'6" x 8'3" (3.81m x 2.51m)

Base and eye level units with timber effect roll edge work surfaces, single drainer sink unit, plumbing for automatic washing machine, tile floor, PVCu sealed unit double glazed window overlooking garden, door to outside and radiator.

##### FIRST FLOOR

##### BEDROOM 1 (REAR)

12'6" x 8'5" (3.81m x 2.57m)

PVCu sealed unit double glazed windows and radiator.

##### BEDROOM 2 (FRONT)

12'7" x 7' (3.84m x 2.13m)

Built-in airing cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed windows and radiator.

##### BATHROOM

7'4" x 6' (2.24m x 1.83m)

P-shaped bath with shower over, vanity wash basin and low level w.c., tiled walls and chrome towel radiator.

##### OUTSIDE

To the front of the property is a gravel garden with attractive planting and cobbled path leading to the property. The property also has a pleasant outlook over an open grassed area.

The rear courtyard garden is beautifully presented and enclosed with paved areas and flower beds. Beyond the courtyard garden there is a car parking facility with residents' only car parking.

##### 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).

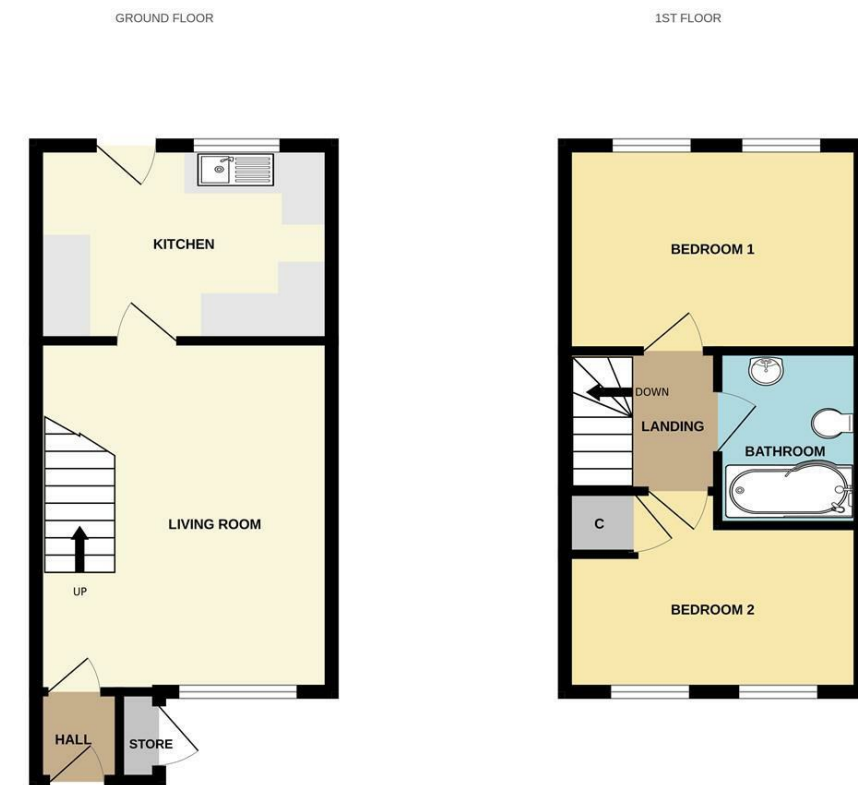
#### VIEWING

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](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.

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. Made with Metropix C002