



Quick & Clarke

PROPERTY SPECIALISTS

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27 Church Road, Beverley HU17 7EN
£350,000

- Traditional semi-detached home
- Four bedrooms
- Very popular residential location
- Two reception rooms
- Ample off street car parking
- Good size rear garden
- Great access to Beverley town centre
- Council Tax Band: C
- EPC Rating: Awaited

A lovely, spacious four bedroomed semi-detached traditional home, which extends to in excess of 1,000 square feet and stands on a very well proportioned plot offering great garden area and significant off street car parking.

To the ground floor there are two reception rooms along with kitchen and cloakroom with w.c., whilst at first floor the four bedrooms also benefit from a large family shower room.

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

Timber effect flooring and radiator. Staircase to first floor.

LIVING ROOM

13'8" x 13'8" (4.17m x 4.17m)
Feature log burner on quarry tile hearth (this will require connection to the flue in order for it to be used). Timber effect flooring, PVCu sealed unit double glazed bay window, understairs storage cupboard and radiator.

DINING ROOM

11'3" x 8'4" (3.43m x 2.54m)
Timber effect flooring. PVCu sealed unit double glazed French doors to rear garden and radiator.

KITCHEN

14'7" maximum x 7'9" (4.45m maximum x 2.36m)
Offering a range of base and eye level units with stone effect work surfaces incorporating a one and a half bowl single drainer sink unit, electric oven and hob. Plumbing for automatic washing machine. Timber effect flooring. Wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window overlooking rear garden, door to outside and door to garage.

CLOAKROOM

Low level w.c. and wash hand basin. Timber effect floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

14'0" x 9'10" (4.27m x 3.00m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

14'6" x 8'6" (4.42m x 2.59m)
Laminate floor. PVCu sealed unit double glazed windows to two elevations and radiator.

BEDROOM 3

12'4" x 8'8" (3.76m x 2.64m)
Laminate floor. PVCu sealed unit double glazed window and radiator.

BEDROOM 4

7'10" x 6'4" (2.39m x 1.93m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

9'3" x 8'6" (2.82m x 2.59m)
Walk-in shower with glazed screen, low level w.c. and vanity wash basin with cupboards below. PVCu sealed unit double glazed window and chrome towel radiator.

LOFT SPACE

There is a large, decorated loft space which is accessed by a loft ladder and which provides useful storage space.

OUTSIDE

To the front of the property is a gravelled forecourt garden with hedge boundaries and concrete driveway offering excellent off street car parking facility.

The rear garden is well proportioned and laid mainly to lawn with paved seating area having flower and planting beds.

GARAGE

17'7" x 8'7" (5.36m x 2.62m)
With double opening doors having light, power and water 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).

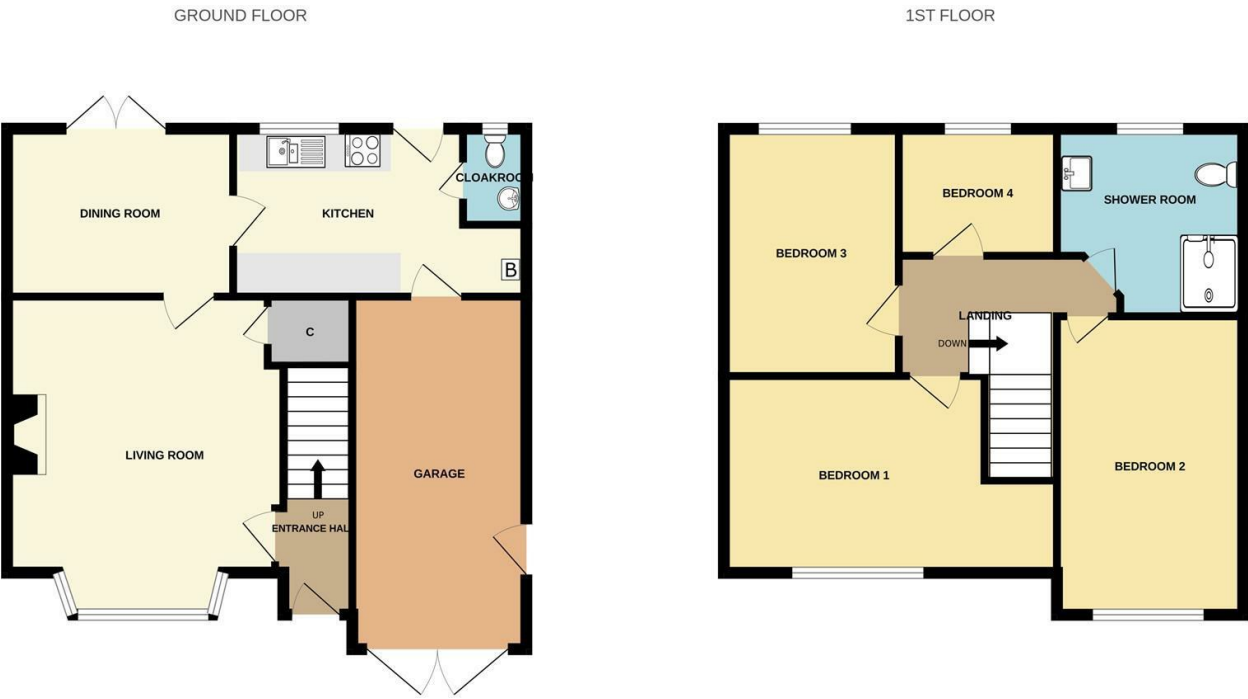
VIEWING

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



VIEWS 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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