



The Property Specialists

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**17 Fisher Square, Beverley HU17 8HG**  
**£185,000**



- Three bedrooms
- Ground floor bathroom plus first floor w.c.
- Flexibility of living space
- Westerly facing rear garden
- Allocated private parking space.
- No onward chain
- Superb investment/first time buyer property
- EPC Rating: C
- Council Tax Band: A

A deceptively spacious and well laid out three bedroomed house which will be of interest to investors and first time buyers alike. With a fairly central location and a position overlooking an open Green, the property is offered to the market with no onward chain and has the benefit of two reception rooms, modern ground floor bathroom plus a first floor w.c. and three good size bedrooms.

In addition to the above a private parking space has been allocated by ERYCC to the occupant of this property for personal use.

With gardens to both front and rear, viewing is highly recommended.

LOCATION

The property is located on Fisher Square, which lies of Champney Road on the South-Western side of the centre of Beverley. Within easy walking distance of both the Westwood and the amenities in the centre of town, the property also lies off the major road network linking Beverley to the M62, Humber Bridge and Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with obscured glass panels and stairs to the first floor accommodation.

LIVING ROOM

15'10" x 11'7" (4.83m x 3.53m)

A well-proportioned living room with window to the front elevation and currently with an electric fire set in a painted wood surround.

DINING ROOM

12'2" x 7'10" (3.71m x 2.39m)

Offering flexibility of use and with a door opening into the kitchen.

KITCHEN

12'8" x 7'11" (3.86m x 2.41m)

Base and wall units with beech fronts, granite style laminate work surfaces with ceramic tile splashbacks, stainless steel sink and drainer, slide-out space for oven and hob, wall mounted boiler and window overlooking the rear garden.

LOBBY

With electrics.

BATHROOM

11' x 4'8" (3.35m x 1.42m)

Three piece sanitary suite comprising panelled bath with separate thermostatic shower over, pedestal hand wash basin, low level w.c. and shelved out storage cupboard.

FIRST FLOOR

LANDING

Window to the rear elevation.

BEDROOM 1

11'7" x 10'7" (3.53m x 3.23m)

Window to the front elevation.

BEDROOM 2

7'8" x 9'6" (2.34m x 2.90m)

Window to the rear elevation.

BEDROOM 3

7'8" x 7'11" (2.34m x 2.41m)

Window to the front elevation.

W.C.

Two piece sanitary suite comprising pedestal hand wash basin and low level w.c.

OUTSIDE

The property has an enclosed and easy to maintain garden to the front with a central flagged area surrounded by gravel and with a hedged perimeter.

The rear garden is Westerly facing and is largely flagged with a shed for storage. Access can be gained onto a right of way through a timber gate to the rear of the property.

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 uPVC double glazing.

TENURE

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

VIEWING

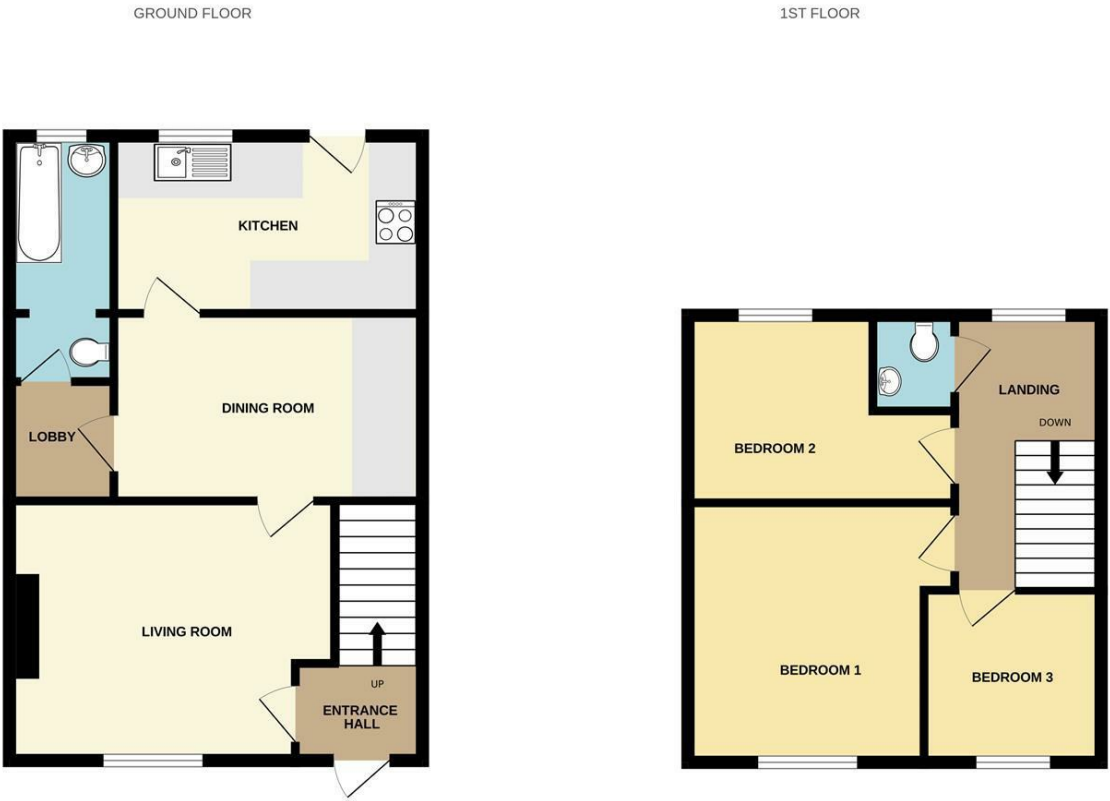
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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.  
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