Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

77 Beaver Road, Beverley HU17 0QN

No onward chain £129,950

Beverley | Cottingham | Hornsea | Willerby

- Lovely terraced house
- Blank canvas for the new owner
- Two bedrooms
- Good size kitchen and living room
- Private garden to rear
- Very popular location
- Great first time or investment opportunity
- Council Tax Band: A
- EPC Rating: E

This two bedroomed mid-terraced property is a blank canvas for the new owner to make their mark, having good size kitchen and living room at ground floor along with utility and bathroom whilst at first floor there are two double bedrooms. The property also benefits from gardens to front and rear and really will make a lovely home.

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 ACCOMMODATIION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
PVCu sealed unit double glazed door.

LIVING ROOM
11'3" x 10'0" (3.43m x 3.05m)
PVCu sealed unit double glazed box bay window and radiator. Understairs storage cupboard.

KITCHEN
11'0" x 10'4" (3.35m x 3.15m)
Extensive base and eye level units with roll edge work surfaces incorporating gas hob with electric oven, single drainer sink unit and wall mounted gas fired central heating boiler. PVCu sealed unit double glazed window and radiator.

UTILITY
11'4" x 4'4" (3.45m x 1.32m)
Tile floor. Plumbing for automatic washing machine. PVCu sealed unit double glazed window and radiator.

BATHROOM
7'10" x 4'0" (2.39m x 1.22m)
Panelled bath with electric shower over, low level w.c. and corner wash basin. PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1 (rear)
11'3" x 10'6" (3.43m x 3.20m)
PVCu sealed unit double glazed window and radiator. Built-in storage cupboard.

BEDROOM 2
11'4" x 10'0" (3.45m x 3.05m)
PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is gravelled forecourt with fenced boundary and gated access whilst at the rear is a very good sized garden which is private and offers extensive gravelled areas with paved patio seating space.

SERVICES
All mains services are available or connected to the property.

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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.