





The Property Specialists

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14 Pasture Terrace, Beverley HU17 8DR
Offers in the region of £170,000

- Period cottage - no onward chain
- Outstanding location
- Close to town centre and Beverley Westwood
- 20' through living room
- Two bedrooms
- Rear yard
- Central heating
- Excellent investment or first time buyer opportunity
- Council tax band B
- EPC rating C

A lovely period terraced house located only a very short walk to the centre of the historic market town of Beverley as well as the delightful open pastures of Beverley Westwood.

The property offers 20' through living room along with kitchen, lobby and shower room at ground floor, whilst at first floor there are two bedrooms, and a small yard area to the rear.

The property is an excellent first time buyer or investment opportunity as well as for those wishing to be close to all amenities.

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 LOBBY

PVCu sealed unit double glazed door.

THROUGH LIVING ROOM

19'9 x 13'2 (6.02m x 4.01m)
Gas fire on a quarry tiled hearth, beamed ceilings, return staircase to first floor and understairs storage cupboard, PVCu sealed unit double glazed window to front elevation and two radiators.

KITCHEN

10'10 x 7' (3.30m x 2.13m)
Base and eye level units with roll edge worksurfaces, 1 1/2 bowl single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window and tiled floor.

REAR LOBBY

PVCu sealed unit double glazed door to outside.

SHOWER ROOM

5'4 x 5' (1.63m x 1.52m)
Shower in cubicle, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

13'2 x 9'7 (4.01m x 2.92m)
Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'4 x 9'8 (3.15m x 2.95m)
A range of fitted wardrobes, exposed timber floor, built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the rear of the property is a small enclosed concrete yard area with pedestrian access.

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



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 floorplans 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 operating or efficiency can be given. Made with Metropix C2004