Quick & Clarke
PROPERTY SPECIALISTS

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5 Baker Parade, Beverley HU17 0GY

£240,000

Beverley | Cottingham | Hornsea | Willerby

- Modern family home.
- No onward chain.
- Extremely versatile accommodation.
- Up to four bedrooms.
- Approximately 1,050 square feet.
- Lovely kitchen day room.
- First floor balcony.
- Very good size garden. Garage and one allocated parking space.
- Open views to front.
- Council Tax Band: D EPC Rating: B

A beautifully presented and extremely spacious three/four bedroomed townhouse which extends to in excess of 1,000 square feet offering extremely versatile accommodation with up to four bedrooms and enjoying a good size garden with garage and open aspect to the front.

The property is arranged over three floors with the heart of the home being the expansive kitchen day room at ground floor level and the versatile accommodation at first and second floor can offer up to four bedrooms with a delightful balcony serving one of the rooms and two particularly spacious bathrooms. This really is an excellent property which benefits from great road access to Beverley town centre, Hull City centre and Kingswood.

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
Herringbone timber effect flooring. Staircase to the first floor and radiator.

CLOAKROOM
Herringbone timber effect flooring. Low level w.c. and hand wash basin. Part panelled walls. PVCu sealed unit double glazed window and radiator.

KITCHEN / DAY ROOM
12'3" x 10'0" (3.73m x 3.05m)
Extensive range of base and eye level units with timber effect roll edge work surfaces incorporating a gas hob with electric oven. Plumbing for automatic washing machine and dishwasher. Integrated fridge freezer. Herringbone timber effect flooring. Open to:

DAY ROOM
13'10" x 10'5" (4.22m x 3.18m)
Herringbone timber effect flooring. PVCu sealed unit double glazed French doors to garden. Understairs storage cupboard and radiator.

FIRST FLOOR

LANDING
Return staircase to ground and first floors. Radiator.

LIVING ROOM / BEDROOM 4
14'3" x 9'0" (4.34m x 2.74m)
PVCu sealed unit double glazed French doors to balcony and radiator.

BEDROOM 3
13'0" x 9'2" narrowing to 6'9" (3.96m x 2.79m narrowing to 2.06m)
Two PVCu sealed unit double glazed windows and radiator.

BATHROOM
8'0" x 6'3" (2.44m x 1.91m)
Panelled bath with shower attachment, half pedestal wash basin and low level w.c. Timber effect flooring and radiator.

SECOND FLOOR

BEDROOM 2
14'0" x 9'2" (4.27m x 2.79m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 1
13'0" x 10'0" (3.96m x 3.05m)
Built-in cupboard housing hot water cylinder with electric immersion heater. PVCu sealed unit double glazed window and radiator.

BATHROOM
7'0" x 6'2" (2.13m x 1.88m)
Panelled bath with shower over, pedestal wash basin and w.c. Radiator.

OUTSIDE
To the front of the property is a lawned forecourt garden with hedge boundary whilst at the rear is a good size lawn with fence and paved paths.

GARAGE
The property benefits from a brick and tile single garage with up and over door. One allocated parking space in front of garage.

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

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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