















Quick & Clarke
PROPERTY SPECIALISTS

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1 Harrison Mews, Beverley HU17 0FS

£260,000

Beverley | Cottingham | Hornsea | Willerby

- Spacious modern town house
- Approximately 945 square feet
- 3 bedrooms
- Living room with bifold doors
- Low maintenance garden
- Stones throw from Flemingate leisure facilities
- Great access to Beverley town centre
- Private car parking space
- EPC Rating: C
- Council Tax Band: C

A really spacious three bedroom modern town house which extends to approximately 945 square feet over two floors and is larger than many similar detached properties. The house is located adjacent to the Flemingate retail/leisure complex with outstanding facilities close by as well as benefiting from excellent access to Beverley town centre and the main road network. The property is further enhanced by the enclosed rear garden and private car parking space.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Timber effect floor, built in cupboard, understairs storage cupboard and radiator.

CLOAKROOM
Low level WC with pedestal wash basin, timber effect floor and radiator.

LIVING ROOM
15'10" x 13'6" (4.83m x 4.11m)
Bifold doors to rear garden and radiator.

KITCHEN
10'10" x 8'8" (3.30m x 2.64m)
Modern base and eye level unit with Butcher's block style work surfaces incorporating a one and a half bowl single drainer sink unit with integrated fridge freezer, electric oven and gas hob. Timber effect floor, sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING
Built in cupboard housing hot water cylinder with electric immersion heater, loft access and radiator

BEDROOM 1
15'3" x 8'8" (4.65m x 2.64m)
Sealed unit double glazed window and radiator.

BEDROOM 2
14'3" x 8'8" (4.34m x 2.64m)
Sealed unit double glazed window and radiator.

BEDROOM 3
10'5" x 6'10" (3.18m x 2.08m)
Sealed unit double glazed window and radiator.

FAMILY BATHROOM
6'10" x 5'6" (2.08m x 1.68m)
Panelled bath with shower over, wash basin and low level WC, tile effect floor, sealed unit double glazed window and radiator.

OUTSIDE
The property is approachable by a stone path to the front whilst at the rear it is an enclosed low maintenance gravel and paved garden.

PARKING
To the rear of the property is a private car parking space.

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.

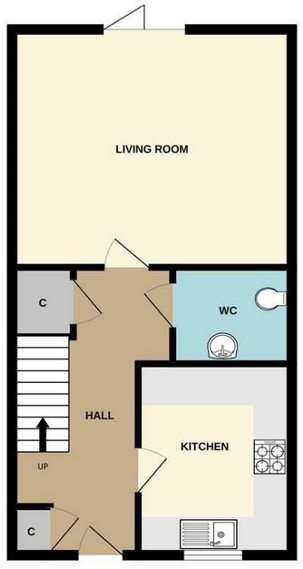
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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

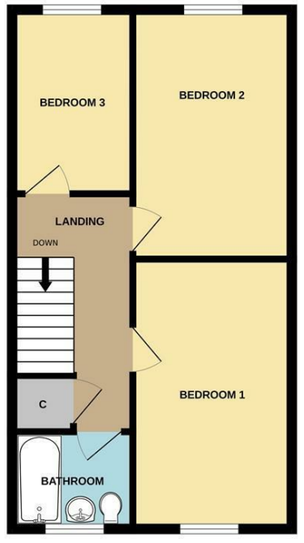
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the 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

GROUND FLOOR



1ST FLOOR



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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