



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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25 Queensgate, Beverley HU17 8NN
Offers in the region of £130,000

- Two reception rooms
- Two double bedrooms
- Ground floor bathroom
- Requires some modernisation
- Convenient for amenities and town centre
- Updated double glazing and consumer unit
- Easy to maintain rear garden
- Council Tax Band: B
- EPC Rating: F

A traditional Period mid-terrace offered to the market with no onward chain and in a great location, a convenient walking distance from the centre of Beverley.

Requiring some modernisation but with the benefit of modern uPVC double glazing, upgraded consumer unit, front door and clean and tidy interior and exterior this property will suit a lot of buyers. Having two well proportioned reception rooms, kitchen and ground floor w.c. There are two double bedrooms to the first floor. The garden is easy to maintain, with a south easterly aspect, and has the benefit of access from the rear of the property.

So whether you are a first time buyer, an investor or want a property with easy access to all of the amenities this house is worth a look.

LOCATION

The property is located on Queesgate close to the junction with Keldgate and Lairgate. Situated on one of the main arterial roads leading into Beverley the property is a short walk from the town centre and with direct access to the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

3'8" x 2'11" (1.12m x 0.89m)
With a modern composite front door with glass panel above.

ENTRANCE HALL

10'0" x 2'11" (3.05m x 0.89m)
With timber glass panelled front door and stairs to the first floor accommodation.

LIVING ROOM

10'11" x 8'10" (3.33m x 2.69m)
A well proportioned room positioned to the front of the property and with fireplace housing electric fire. Window to the front elevation.

SITTING ROOM

12'3" x 13'1" (3.73m x 3.99m)
A further well proportioned reception room with flagged fireplace for electric fire, window to the rear elevation and cupboard under the stairs housing the relatively modern consumer unit.

KITCHEN

9'9" x 5'0" (2.97m x 1.52m)
Requiring updating but currently with base storage units, stainless steel sink and drainer, breakfast bar and space for electric oven and appliances.

BATHROOM

6'7" x 4'3" (2.01m x 1.30m)
With a three piece sanitary suite comprising w.c., panelled bath and wall hung corner hand wash basin. Fully tiled walls.

FIRST FLOOR

BEDROOM 1

12'2" x 10'11" (3.71m x 3.33m)
Window to front elevation and cast iron fireplace. Wall mounted electric heater.

BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)
Window to rear elevation. Cast iron fireplace and shelved out cupboard over stairs with further cupboard housing the hot water cylinder with immersion heater. Wall mounted electric heater.

OUTSIDE

The property has an easy to maintain rear garden which is split into two halves by a timber gate. With access from the rear via a further timber gate there is a shed for storage.

The garden enjoys a south easterly aspect.

SERVICES

Mains electricity, water and drainage are available or connected to the property.

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 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. Made with Metshape 12/05