















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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35 St. Pauls Way, Tickton, Beverley HU17 9RW

£190,000

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- Semi-detached bungalow
- Approx. 540 square feet
- 2 double bedrooms
- Well proportioned living room
- Modern kitchen & bathroom
- Ample off-street car parking
- Gardens to front and rear
- Great village amenities
- EPC Rating: Awaited
- Council Tax Band: B

A lovely two bedroom semi-detached bungalow which has been modernised and upgraded in the past offering approximately 540 square feet of accommodation, having a well proportioned living room with modern kitchen and bathroom along with two double bedrooms. The bungalow stands on a good size plot with gardens to front and rear, large side driveway offering excellent off-street car parking facility and leading to a detached single garage. Village centre amenities are located close by.

LOCATION
The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Built-in cloaks cupboard, PVCu sealed unit double glazed door and radiator.

LIVING ROOM
15'8" x 10'4" (4.78m x 3.15m)
Ornamental fireplace, PVCu sealed unit double glazed window and radiator.

KITCHEN
9'5" x 7'9" (2.87m x 2.36m)
Modern base and eye level units with roll edge work surfaces incorporating electric oven and hob, one and a half bowl single drainer sink unit and PVCu sealed unit double glazed window.

BEDROOM 1
12'10" x 9'5" (3.91m x 2.87m)
Having a range of fitted bedroom furniture, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
8'8" x 8' (2.64m x 2.44m)
PVCu sealed unit double glazed French doors to rear garden and radiator.

BATHROOM
6'4" x 5'3" (1.93m x 1.60m)
Panelled bath with shower over, pedestal wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
To the front of the property is a lawned garden with flower beds and a side concrete and gravel driveway.

To the rear of the bungalow is a further lawned garden with paved seating area.

GARAGE
17'5" x 8'2" (5.31m x 2.49m)
The property benefits from a detached brick and mineral felt garage having up-and-over door, PVCu personal access door and with light and power laid on.

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

GROUND FLOOR



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.