





The Property Specialists

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29 Risby Place, Beverley HU17 8NT
£270,000

- Detached bungalow
- 2 bedrooms
- Modern kitchen and wet room
- Conservatory
- Low maintenance garden
- Outstanding location
- Garage and off-street parking
- Good pedestrian access to Beverley town centre
- Shops and Doctor's Surgery close by
- EPC Rating: Awaited. Council Tax Band: C

An outstanding opportunity to acquire a two bedroom detached bungalow, standing on a corner plot in a very popular residential locality with excellent pedestrian and road access to Beverley town centre, as well as having a range of local facilities including shops and Doctor's Surgery close at hand.

The bungalow extends to in excess of 650 square feet offering living room, kitchen, two bedrooms, wet room and conservatory, all of which stands on a good sized plot with gravelled gardens and planting beds, along with a side driveway and garage offering excellent off-street car parking.

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

PVCu sealed unit double glazed door, cloaks cupboard, access to loft and radiator.

LIVING ROOM

17' x 10'9" (5.18m x 3.28m)
Timber fireplace with marble effect inset and hearth having living flame gas fire, PVCu sealed unit double glazed box bay window and radiator.

KITCHEN

9'3" x 8'9" (2.82m x 2.67m)
Base and eye level units with roll edge work surfaces having plumbing for automatic washing machine and single drainer sink unit, PVCu sealed unit double glazed window and radiator.

BEDROOM 1

11'7" x 10'8" (3.53m x 3.25m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9' x 8'6" (2.74m x 2.59m)
Sealed unit double glazed French doors to conservatory, PVCu sealed unit double glazed window and radiator.

CONSERVATORY

11'6" x 6'6" (3.51m x 1.98m)
Of PVCu sealed unit double glazed and brick construction with door to rear garden and radiator.

WET ROOM

5'9" x 5'8" (1.75m x 1.73m)
Shower with wash basin and low level w.c., part tiled walls, built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a corner plot with pebbled and gravelled gardens to front, side and rear along with planting beds.

The rear garden benefits from a walled and fenced boundary and offers attractive low maintenance outside space. To the side of the property is a brick sett driveway leading to:

GARAGE

16'9" x 8'7" (5.11m x 2.62m)
Of brick and tile construction with up-and-over door.

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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