



**QUICK & CLARKE**  
The Property Specialists

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**47 Wingfield Way, Beverley HU17 8XE**  
**£169,950**

- No onward chain
- Modern terraced home - 2 bedrooms
- Good sized living room
- Conservatory to rear
- Allocated car parking
- Low maintenance gardens
- Central heating and double glazing
- Close to local facilities
- Good road access
- EPC Rating: D. Council Tax Band: B

A modern two bedroomed, two storey terraced house with conservatory extension to the rear, located in an established and popular residential area close to local services and having excellent access to Beverley town centre, Hull city centre and the main road network.

The property offers entrance hall with kitchen, living room and conservatory at ground floor, whilst at first floor there are two bedrooms and family bathroom. To the exterior there is an allocated car parking space with small forecourt. At the rear is a low maintenance landscaped garden with artificial turf and gravel borders.

#### 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

Built-in cloaks cupboard and radiator.

##### LIVING ROOM

13'10" x 12'8" (4.22m x 3.86m)

Wall mounted electric fire, sealed unit double glazed patio doors to conservatory, return staircase to first floor and radiator.

##### CONSERVATORY

7'6" x 7'5" (2.29m x 2.26m)

Of a PVCu sealed unit double glazed construction with door to garden.

##### KITCHEN

9' x 6'9" (2.74m x 2.06m)

Base and eye level units with electric oven and gas hob, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed window and radiator.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

10'9" x 9'42 (3.28m x 2.74m)

Fitted sliding door wardrobes, built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed windows and radiator.

##### BEDROOM 2

12' x 7'5" (3.66m x 2.26m)

PVCu sealed unit double glazed window and radiator.

##### BATHROOM

7'10" x 4'10" (2.39m x 1.47m)

Panelled bath with wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property benefits from an allocated car parking space and a low maintenance rear garden with artificial turf and gravel borders.

##### 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](mailto: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.

While every attempt has been made to ensure the accuracy of the floorplans 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 Mortgage 2020.