



Grindell House, 35 North Bar Within, Beverley,  
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[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**9 Barleyholme, Beverley HU17 0FD**

**£240,000**

- Immaculate modern town house
- No onward chain
- Extensively renovated
- New kitchen and bathroom
- Westerly facing garden
- Trendy Beckside location
- EPC Rating: C
- Council Tax Band: C

Situated in a small cul-de-sac and lying just off Beckside, this fabulous and well proportioned modern town house is sure to impress. Having undergone recently extensive modernisation and having the benefit of a new kitchen and bathroom, the property is offered to the market with no onward chain. Boasting off-street parking and a Westerly facing garden, viewing of the property is highly recommended.

#### LOCATION

The property is located on the small and attractive development forming Barleyholme which is accessed off Beckside North in this very popular area to the East of Beverley town centre.

#### THE ACCOMMODATION COMPRISSES

#### GROUND FLOOR

##### ENTRANCE HALL

4'5" x 3'6" (1.35m x 1.07m)

Front door with obscured glass panels and further three glass panels above, modern tile effect floor covering which flows throughout most of the ground floor and stairs to the first floor accommodation.

##### LIVING ROOM

17'8" x 9'8" (5.38m x 2.95m)

A well proportioned triple aspect room with windows to both front, side and rear. French doors lead out onto the patio area of the Westerly facing garden and there is a continuation of the modern floor covering.

#### BREAKFAST KITCHEN

17'8" x 11'6" maximum (5.38m x 3.51m maximum)  
A modern and stunning new kitchen with gloss grey fronts and modern slim laminate work surfaces with matching upstand, stainless steel sink and drainer, four ring ceramic hob with glass splashback, integrated oven and dishwasher, space and plumbing for fridge freezer, rear door and further window overlooking the Westerly facing rear garden and storage cupboard under the stairs.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

17'9" x 13' reducing to 9'9" (5.41m x 3.96m reducing to 2.97m)  
A dual aspect room with windows to both front and rear and a built-in cupboard.

##### BEDROOM 2

8'4" x 9'9" (2.54m x 2.97m)  
Window to the front elevation.

##### BATHROOM

7'6" x 5'6" (2.29m x 1.68m)  
Modern three piece sanitary suite comprising panelled bath with separate thermostatic shower over, glass screen and tiled splashback, vanity hand wash basin, close coupled w.c. and window to the rear elevation.

##### OUTSIDE

The property is set back from the road with the front garden being laid under gravel and providing parking for two cars.

The rear garden has been landscaped for ease of maintenance with a central patio area surrounded by flower beds laid under gravel. Fenced on three sides, there is also a shed for storage and immediately behind the property a further parking space which is accessed through a timber gate from the garden.

##### 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 double glazing.

**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.

**Tel: 01482 886200**

#### 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)

GROUND FLOOR



1ST 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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