Quick & Clarke
PROPERTY SPECIALISTS

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27 Laughton Road, Beverley HU17 9JR

£215,000

Beverley | Cottingham | Hornsea | Willerby

- Well proportioned family home
- Three bedrooms
- Excellent residential location
- Level access to town centre
- Good facilities close by
- Excellent school catchment area
- Good size garden
- Garage & private drive
- Council Tax Band: B
- EPC Rating: D

A very well proportioned three bedroomed semi-detached house in an established and popular residential area benefitting from good level access to the centre of the historic market town of Beverley but having a range of local amenities closer by. The property is also within catchment area for the very highly regarded Beverley Grammar School for Boys and Beverley High School for Girls. The property stands on a very good size plot with ample off street car parking, gardens to front and rear and a detached single garage.

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 and window.

LIVING ROOM

14'6" x 14'2" (4.42m x 4.32m)
Timber fireplace with marble effect inset and hearth having living flame gas fire. Timber effect flooring and staircase to first floor. PVCu sealed unit double glazed windows to two elevations and radiator.

BREAKFAST KITCHEN

14'7" x 9'7" (4.45m x 2.92m)
Modern base and eye level units having timber effect work surfaces incorporating single drainer sink unit and electric oven and hob. Under stairs storage cupboard housing gas fired central heating boiler. PVCu sealed unit double glazed window overlooking rear garden and door to outside.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and loft access.

BEDROOM 1

15'8" x 8'3" (4.78m x 2.51m)
Fitted wardrobes. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

9'2" x 8'1" (2.79m x 2.46m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'6" x 6'0" maximum (3.20m x 1.83m maximum)
Built-in bulk head cupboard. PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'3" x 6'2" (1.91m x 1.88m)
Panelled bath with shower over, wash basin and low level w.c. Part tiled walls and tiled floor. PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a very generous plot having large open plan lawned garden to the front with very good size rear lawn and paved patio area.

There is also a side concrete and gravel driveway offering off street car parking for a number of vehicles.

GARAGE

The property benefits from a detached pre-cast concrete single garage 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.

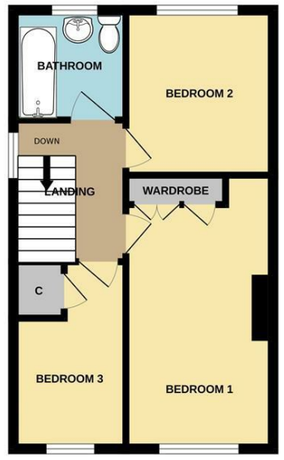
FINANCIAL SERVICES

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

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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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.