Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

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23 The Sycamores, Beverley HU17 0PF

£195,000

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- Ideal first time buyer/investment opportunity
- Semi-detached house
- 2 bedrooms
- Breakfast kitchen
- Ample off-street car parking
- Good size garden
- Detached garage and garden office/gym
- Cul-de-sac location
- Good road access to Beverley town centre
- EPC Rating: C. Council Tax Band: B

An ideal opportunity to acquire a house that would ideally suit a first time buyer or investment opportunity having created substantial rental income over previous years. The size of the plot offers the potential for extending subject to the necessary planning/building regulation consents.

This semi-detached home offers living room with breakfast kitchen at ground floor and two bedrooms and family bathroom at first floor, all of which stands on a very good size plot with ample off-street car parking, large detached garage and good size rear garden with garden office/gym. PVCu sealed unit double glazing has been installed along with gas fired central heating and this really will make a superb family home.

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, staircase to first floor and radiator.

LIVING ROOM

15' x 11'4" (4.57m x 3.45m)
Understairs storage cupboard, PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

14'9" x 8' (4.50m x 2.44m)
Base and eye level unis with roll edge work surfaces incorporating a single drainer stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window overlooking rear garden and door to outside.

FIRST FLOOR

LANDING

BEDROOM 1

12'9" x 11'3" (3.89m x 3.43m)
Fitted wardrobes and top boxes, built-in cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'2" x 8' (3.10m x 2.44m)
Built-in cupboard, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'9" x 6'2" (2.06m x 1.88m)
Panelled bath with shower over, wash basin and low level w.c., tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands on a very good size plot with gravel forecourt and paved driveway offering excellent off-street car parking facility.

Toi the rear of the house is a large lawned garden with gravel and decking seating area.

GARDEN OFFICE/GYM

13'2" x 8' (4.01m x 2.44m)
PVCu sealed unit double glazed window, having light and power laid on.

GARAGE

23'4" x 10'5" (7.11m x 3.18m)
Up-and-power door, light and power and personal access 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

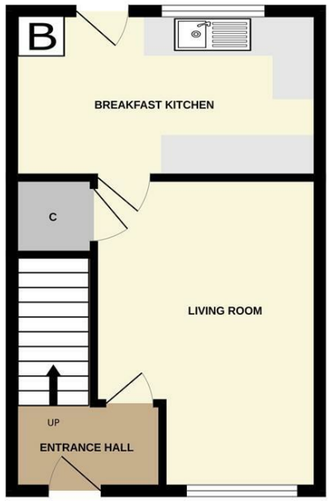
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

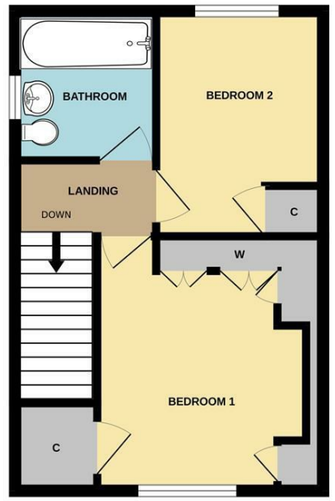
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are 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



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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