





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



15 Wylies Road, Beverley HU17 7AP
£199,950

- Modern terraced house with 100% ownership
- Newly fitted kitchen and bathroom
- Very close to town centre
- Two bedrooms
- 19'6 living room
- New electric panel heaters
- Fenced rear garden
- Parking space
- Council Tax Band: B
- EPC Rating: D

A modern two bedroom terrace house located only a stone's throw from Beverley town centre and the superb facilities available therein.

The property offers 19'6 living room with breakfast kitchen at ground floor, whilst at first floor there are two good sized bedrooms and family bathroom. There is a fenced garden to the rear along with a car parking space.

This is an excellent opportunity for those wishing to live close to the hustle and bustle of Beverley town centre.

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

Laminate floor.

LIVING ROOM

19'6 x 11'9 (5.94m x 3.58m)
Laminate floor, staircase to first floor with understairs storage cupboard, sealed unit double glazed box bay window and two electric panel heaters.

BREAKFAST KITCHEN

11'9 x 7'6 (3.58m x 2.29m)
Base and eye level units with quartz effect work surfaces, electric oven and hob, sink unit with drainer, sealed unit double glazed window and door to rear garden.

FIRST FLOOR

LANDING

Built-in airing cupboard with hot water cylinder and electric immersion heater.

BEDROOM 1

11'9 x 9' (3.58m x 2.74m)
Fitted mirror front sliding door wardrobes, electric panel heater and sealed unit double glazed window.

BEDROOM 2

11'9 x 7'7 (3.58m x 2.31m)
Fitted wardrobes, sealed unit double glazed window.

BATHROOM

6'5 x 5'7 (1.96m x 1.70m)
Panelled bath with electric shower over, wash basin and low level WC.

OUTSIDE

Small gravel forecourt, enclosed fenced garden to rear and car parking space.

SERVICES

Mains electric, water and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from newly fitted electric panel heaters.

DOUBLE GLAZING

The property benefits from sealed unit 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 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 floorplans contained here, measurements of plots, 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 for 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 Metropix (2023)