





The Property Specialists

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170 Norwood, Beverley HU17 9JA
Guide Price £365,000

- Double-fronted Period Townhouse.
- Good access to town centre
- Three / four bedrooms
- Modernised family accommodation
- Beautiful plot with great sized garden
- Flexibility of use / Work from home
- Local facilities close by
- Garage and parking
- Council Tax Band: D EPC Rating: C

A beautifully presented double-fronted townhouse offering deceptively spacious three, with an occasional fourth, bedroomed accommodation, being a level walk to Beverley town centre with local facilities close by and standing on an absolutely delightful well proportioned plot with gardens to front and rear as well as garage and car parking space.

This lovely Period residence offers a wonderful modern interior and will offer all that the modern family could need with flexibility of use to work from 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

With staircase to first floor.

LIVING ROOM

19'9" x 11'2" (6.02m x 3.40m)
Sealed unit double glazed bay window with bi-fold doors to rear garden. Two radiators.

SITTING ROOM

12'3" x 11'5" (3.73m x 3.48m)
Tiled effect flooring, sealed unit double glazed window with shutters and radiator.

KITCHEN

15'0" x 7'9" (4.57m x 2.36m)
A lovely modern kitchen comprising gloss base and eye level units with oversized built-in electric oven and induction hob. Single drainer sink unit. Integrated fridge, pull-out larder, integrated freezer and dishwasher. Karndean flooring. Open to:

DINING AREA

9'8" x 8'7" (2.95m x 2.62m)
Bi-fold doors to rear garden. Sky lights and vertical radiator. Karndean flooring.

UTILITY ROOM

Karndean flooring with fitted worktop and built-in cupboard. Door to outside and wall mounted gas fired central heating boiler.

SEPARATE W.C.

Low level w.c. with wash hand basin. Karndean flooring. Sealed unit double glazed skylight and radiator.

FIRST FLOOR

BEDROOM 1

12'6" x 11'6" (3.81m x 3.51m)
Having a range of fitted wardrobes and built-in over stairs wardrobe. Sealed unit double glazed window with shutters and radiator.

BEDROOM 2

11'8" x 11'6" (3.56m x 3.51m)
Fitted wardrobe. Laminate floor. Sealed unit double glazed window with shutters and radiator.

BEDROOM 3

8'0" x 6'6" (2.44m x 1.98m)
Built-in wardrobe. Laminate floor. Sealed unit double glazed window and radiator.

OFFICE / OCCASIONAL BEDROOM

7'2" x 4'9" (2.18m x 1.45m)
Sealed unit double glazed window and radiator.

BATHROOM

11'0" x 7'0" (3.35m x 2.13m)
Spa bath, low level w.c. with concealed cistern and vanity wash basin. Shower in separate cubicle. Sealed unit double glazed window and Period chrome towel radiator.

OUTSIDE

To the front of the property is a formal garden laid to lawn having sett and gravel pathways along with walled boundary to front elevation and gated access. Also benefitting from planting beds.

The rear garden is extremely well proportioned and unexpectedly large having lawn with flowerbeds, sett and gravel seating area along with a further stone paved entertaining space.

GARAGE

The property benefits from a brick and felt garage which is currently used as a workshop and store along with its own separate private car parking space.

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.

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

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.



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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