



4 Cottage Mews, Beverley HU17 9HD
£169,950

- Superb central town location
- No onward chain
- Architecturally designed garden room extension
- Easy to maintain gardens
- Off-street parking and car port
- Two double bedrooms
- Small cul-de-sac position
- EPC awaited

THE PROPERTY

Situated on a small cul-de-sac very close to the centre of Beverley, a deceptively generous sized townhouse. Offering two double bedrooms and having the benefit of an individually designed garden room to the rear with ground floor shower room adjoining, the property is offered for sale with no forward chain. The accommodation in brief comprises entrance porch, generous sized open plan living dining room, kitchen opening into the garden room, and a downstairs shower room. To the first floor are two double bedrooms and a house bathroom. Outside is off-street parking, a carport and easy to maintain rear garden.

LOCATION

The property is located on Cottage Mews which is accessed off Morton Lane close to the large Tesco supermarket and in a very convenient position to access all of the amenities of Beverley town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'6" x 3'3" (1.37m x 0.99m)

Wooden front door with glass panel and further internal door leading to the open plan living dining room.

LIVING DINING ROOM

19'6" x 11'10" (5.94m x 3.61m)

A generous sized room with space for both living and dining room furniture. Gas fire point, stairs to the first floor with storage cupboard under.

KITCHEN

11'9" x 7'8" (3.58m x 2.34m)

Offering a good range of wall and base storage units with cream fronts, butchers block laminate worksurfaces and ceramic tiled splashbacks. Four ring hob with extractor over, integrated oven, stainless steel sink and drainer, space for fridge freezer. An rectangular opening overlooks the garden room.

GARDEN ROOM

12'4" x 7'1" (3.76m x 2.16m)

An attractive room of a timber framed construction with glass ceiling and windows overlooking the rear garden. Double timber hardwood doors lead out onto the patio area. A timber frosted glass panelled door opens into the carport and leads to the front of the property.

GROUND FLOOR SHOWER ROOM

8'4" x 3'10" (2.54m x 1.17m)

Three piece sanitary suite comprising double shower enclosure, vanity hand wash basin and close coupled WC. Partially tiled walls and Velux rooflight.

UTILITY CUPBOARD

3'10" x 2'6" (1.17m x 0.76m)

Space and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM 1

11'9" x 11' (3.58m x 3.35m)

Window to rear elevation and built-in cupboard.

BEDROOM 2

11'9" x 9'5" (3.58m x 2.87m)

Window to front elevation.

BATHROOM

6'7" x 5'8" (2.01m x 1.73m)

Three piece sanitary suite comprising pedestal hand wash basin, low level WC and panelled bath with shower over. Partially tiled walls and window to side elevation.

OUTSIDE

To the front of the property is an area of garden that has been laid under slate chippings for ease of maintenance. A flagged parking area lies under a carport and provides parking for two cars.

The rear garden is westerly facing and flagged for ease of maintenance. With a fenced perimeter for privacy, there is also a hedge to the rear.

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 to be Freehold (to 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 1/2021