



Quick & Clarke

PROPERTY SPECIALISTS

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21 Arden Road, Beverley HU17 0BX
£199,950

- Deceptively spacious home
- Approximately 1,350 square feet
- Large than many detached houses
- Significant extension requiring finishing touches
- Four bedrooms
- Significant off street car parking
- Good access to Beverley town centre
- Local services close by
- Council Tax Band: A
- EPC Rating: Awaited

This amazing mid-terrace house extends to approximately 1,350 square feet and therefore offers more living space than many detached four bed houses. This really is an exciting opportunity to acquire a deceptive home with a significant rear extension that just needs the finishing touches.

The four bedroomed accommodation is arranged over three floors and is complemented by the substantial off street car parking available to the front and the attractive enclosed rear garden.

There is good access to Beverley town centre with a range of local shops and services close by.

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. Laminate floor and radiator.

LIVING ROOM

17'2" x 10'2" (5.23m x 3.10m)
PVCu sealed unit double glazed windows to elevations. Understairs storage cupboard and two radiators.

KITCHEN

10'10" x 8'7" (3.30m x 2.62m)
Base and eye level units with roll edge work surfaces. Gas hob with electric oven below. Single drainer sink unit. PVCu sealed unit double glazed window and door to rear day room.

DAY ROOM

21'0" x 15'8" (6.40m x 4.78m)
Virtually completed requiring plastering out and finishing touches. PVCu sealed unit double glazed French doors and windows to the rear garden.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

17'2" x 10'0" narrowing to 10'7" (5.23m x 3.05m narrowing to 3.23m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'0" x 9'6" (3.35m x 2.90m)
Fitted wardrobes. Built-in cupboard housing gas fired central heating boiler. PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'0" x 5'5" (1.83m x 1.65m)
Panelled bath with vanity wash basin having cupboards below and low level w.c. with concealed cistern. Tiled walls and floor. PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

BEDROOM 3

12'6" x 8'7" (3.81m x 2.62m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

12'6" x 8'2" (3.81m x 2.49m)
PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a large brick sett forecourt with gravel bed offering substantial off street car parking whilst at the rear of the house the enclosed garden is laid mainly to lawn with brick sett seating area and benefitting from rear pedestrian access.

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



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.