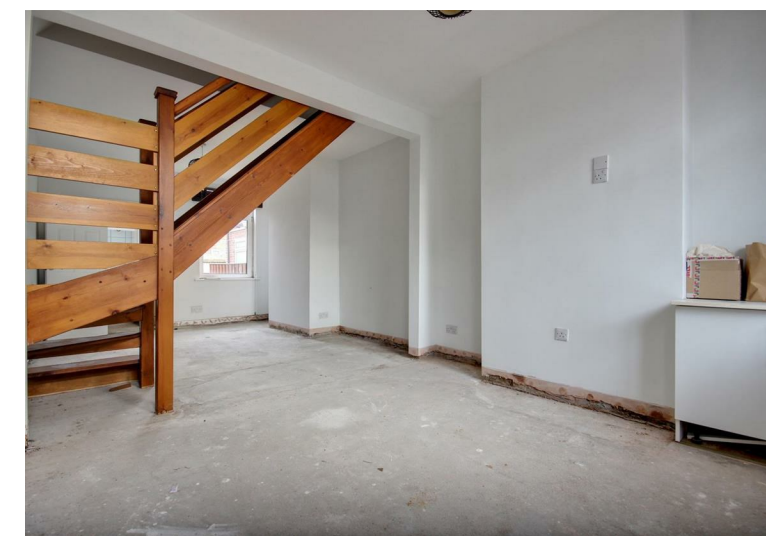


# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
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**75 Flemingate, Beverley HU17 0NZ**  
**Offers in the region of £134,700**

Beverley | Cottingham | Hornsea | Willerby

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- Ideal first time buyer/investor property
- Two double bedrooms
- Requiring some TLC
- No onward chain
- Priced to sell
- Easy to maintain garden
- Close to Flemingate development & sports centre
- EPC Rating: C
- Council tax band: A

A realistically priced mid terrace ideal for a first time buyer or investor. Offered to the market with no onward chain, the property is deceptively generously sized offering two double bedrooms, modern kitchen and bathroom. With a ground floor open plan living space, the property requires some TLC and has an easy to maintain garden to the rear. In a location close to the Flemingate development and the amenities of Beverley, viewing is highly recommended.

#### LOCATION

The property is located on Flemingate, midway between the Flemingate development and Beckside. This convenient location provides ease of access to the Flemingate development, town centre and the railway station. On street parking can be found immediately outside the property with a residents' parking permit.

#### THE ACCOMMODATION COMPRISES

##### OPEN PLAN LIVING/DINING ROOM

Split into two areas:

##### LIVING ROOM

10'11" x 10'6" (3.33m x 3.20m)

Modern composite front door with glass panel and further window to one side.

##### DINING AREA

13'9" x 10'11" (4.19m x 3.33m)

Window to the rear elevation. Open tread stairs to the first floor accommodation.

#### KITCHEN

9'11" x 5'8" (3.02m x 1.73m)

Offering a good range of modern wall and base units with laminate work surfaces, stainless steel gas hob, integrated oven, stainless steel sink and drainer, integrated fridge and freezer, wall mounted modern boiler and window to the side elevation.

#### REAR LOBBY

2'8" x 5'8" (0.81m x 1.73m)

uPVC glass panelled door providing access to the rear garden.

#### BATHROOM

5'6" x 5'2" (1.68m x 1.57m)

Modern three piece sanitary suite comprising wall hung hand wash basin, close coupled w.c., panelled bath with shower above, tiled walls, window to the side elevation and chrome heated towel rail over the bath.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

11'1" x 10'3" (3.38m x 3.12m)

Window to the front elevation and fitted wardrobes.

##### BEDROOM 2

10'11" x 10'11" (3.33m x 3.33m)

Window to the rear elevation.

#### OUTSIDE

The property fronts directly onto the pavement in keeping with its age and heritage.

The rear garden is compact and laid under gravel for ease of maintenance. A timber gate provides access onto a right of way leading back onto Flemingate.

#### 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 uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band A.

#### 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](mailto: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.

While every attempt has been made to ensure the accuracy of the floorplans 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 quantity or efficiency, can be given. Made with Metaphor C2023