Quick & Clarke
PROPERTY SPECIALISTS

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# 17 Holgate Close, Beverley HU17 0RQ

**Offers in the region of £199,950**

Beverley | Cottingham | Hornsea | Willerby

- No chain
- Spacious semi-detached house
- Approx 750 square feet
- 14'6" dining kitchen
- Established and popular residential locality
- Good road access to town centre and Hull City centre
- Ample off street parking
- Gas central heating and double glazing
- Council Tax Band: C
- EPC Rating: C

A well presented spacious three bedroomed semi-detached house which extends to almost 750 square feet and stands in a cul-de-sac location within the heart of this very popular and established residential locality. You are welcomed into an entrance hall along with cloakroom and w.c. which leads to a spacious living room having breakfast kitchen beyond benefitting from views over the rear garden. To the first floor there are three well proportioned bedrooms along with the family bathroom and the property also offers excellent off street car parking facility by way of a side driveway.

## 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 window and radiator.

### CLOAKROOM

Low level w.c. and wash hand basin. PVCu sealed unit double glazed window and radiator.

### LIVING ROOM

15'8" x 14'6" (4.78m x 4.42m)
Electric fire in timber surround and staircase to first floor accommodation. PVCu sealed unit double glazed window and two radiators.

### DINING KITCHEN

14'6" x 8'4" (4.42m x 2.54m)
Modern base and eye level units incorporating gas hob with electric oven and single drainer sink unit. Wall mounted gas fired central heating boiler. PVCu sealed unit double glazed windows overlooking rear garden. Understairs storage cupboard and door to outside and radiator.

## FIRST FLOOR

### LANDING

PVCu sealed unit double glazed window.

### BEDROOM 1

13'4" x 8'4" (4.06m x 2.54m)
PVCu sealed unit double glazed window and radiator.

### BEDROOM 2

10'8" x 8'0" (3.25m x 2.44m)
PVCu sealed unit double glazed window and radiator.

### BEDROOM 3

7'3" x 5'10" (2.21m x 1.78m)
Built-in airing cupboard housing hot water cylinder with electric immersion heater. PVCu sealed unit double glazed window and radiator.

### BATHROOM

6'0" x 5'6" (1.83m x 1.68m)
Panelled bath with shower over, wash basin and low level w.c. Tiled walls. PVCu sealed unit double glazed window and radiator.

### OUTSIDE

To the front of the property is an open plan lawned garden with substantial side paved and gravelled driveway offering excellent off street car parking facility.

To the rear is a west facing garden having paved patio area with lawn beyond along with flowerbeds and timber garden shed.

### 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

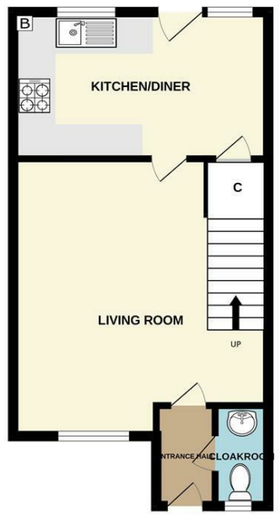
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

### FINANCIAL SERVICES

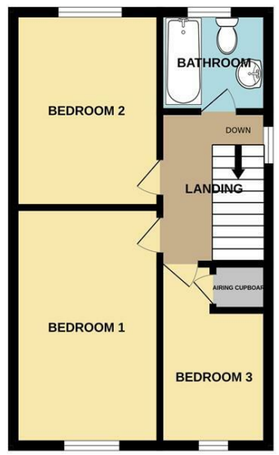
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are 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

GROUND FLOOR




1ST FLOOR




7 HOLGATE CLOSE, BEVERLEY HU17 0RQ

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.