





The Property Specialists

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12 Pinfold Mews, Beverley HU17 9BW
£189,950

- No onward chain
- Central position - close to amenities
- Two double bedrooms
- Two parking spaces
- Updated and modern bathroom
- Easy to maintain rear garden
- Well-presented throughout
- Council tax band B
- EPC rating C

A beautifully maintained and modern mews house situated in a superb cul-de-sac position just to the east of the town centre. Providing convenient access to all of the amenities of Beverley, the property is offered to the market with no onward chain.

Boasting two parking spaces to the front, the property has two double bedrooms in addition to a well-proportioned living room and modern dining kitchen. The bathroom has recently been replaced and the property is in move-in condition.

LOCATION

The property is located in the small cul-de-sac forming Pinfold Mews which is accessed directly off Morton Lane close to the Tesco supermarket just on the eastern edge of the town centre. This superb position provides a convenient base to access the amenities of the town centre on foot and the property also benefits from a gate in the rear garden leading onto Corporation Road which lies to the rear of the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4' x 3'5 (1.22m x 1.04m)
Modern composite front door, stairs to the first floor accommodation.

LIVING ROOM

14'8 into bay x 10'8 (4.47m into bay x 3.25m)
An attractive and well-proportioned room with an Adam style fireplace incorporating a marble hearth and back currently housing an electric fire. Storage cupboard under the stairs and bay window to the front elevation.

DINING KITCHEN

14' x 8'3 (4.27m x 2.51m)
Positioned to the rear of the property and featuring a generous range of wall and base storage units with granite style laminate worksurfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over and oven below, stainless steel sink and drainer with window above and patio door providing access into the rear garden. Attractive grey velux window and space for table.

FIRST FLOOR LANDING

BEDROOM 1

14'1 max x 11'6 (4.29m max x 3.51m)
A double bedroom with window to the front elevation and built-in storage cupboard over stairs.

BEDROOM 2

9'8 x 7'6 (2.95m x 2.29m)
A good sized bedroom with window to the rear elevation.

BATHROOM

6'1 x 5'5 (1.85m x 1.65m)
A recently replaced suite comprising panelled bath with shower attachment over and glass screen, pedestal wash basin and close coupled WC, window to the rear elevation and tiled walls.

OUTSIDE

The property is set back from the head of the cul-de-sac with two tarmac parking spaces immediately adjacent to the front of the house.

The rear garden has been landscaped for ease of maintenance with a flagged patio area, the rest of the garden being laid under gravel. With fencing to three sides, there is a gate which provides access onto Corporation Road which runs behind the property.

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).

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



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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