

Quick & Clarke

PROPERTY SPECIALISTS

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11 Richmond Way, Beverley HU17 8XA

Offers Over £250,000

Beverley | Cottingham | Hornsea | Willerby

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- Detached true bungalow
- New kitchen, bathroom and windows
- Over 850 square feet
- 19'6" living room
- 2 double bedrooms
- Kitchen and utility room
- Gardens to front and rear
- Detached single garage
- Shops and Doctor's surgery close by
- EPC Rating: C Council Tax Band: D

A spacious recently refurbished detached two bedroom true bungalow, which extends to in excess of 850 square feet having 19'6" living room along with two bedrooms, kitchen, utility room and bathroom. The bungalow stands on a good size plot with low maintenance gravelled gardens to the front and rear, along with detached brick and tile single garage.

Richmond Way forms part of the extremely popular Lincoln Way development and benefits from local facilities including shops and Doctor's surgery which are located very 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

Radiator and built-in cupboard.

LIVING ROOM

19'6 x 12' (5.94m x 3.66m)

PVCu sealed unit double glazed bay window and radiator.

KITCHEN

12'10" x 9'6" (3.91m x 2.90m)

Fitted base and eye level units with marble effect surfaces incorporating a gas hob with electric oven, integrated fridge, integrated freezer and integrated dishwasher, single drainer sink unit and PVCu sealed unit double glazed windows, one of which overlooks the rear garden.

UTILITY ROOM

9'7" x 5'3" (2.92m x 1.60m)

Matching units with plumbing for automatic washing machine, PVCu sealed unit double glazed window, gas fired central heating boiler and door to outside. Radiator

BEDROOM 1

13'10" x 9'6" (4.22m x 2.90m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'8" x 9'6" (3.56m x 2.90m)

Loft access, PVCu sealed unit double glazed window and radiator.

BATHROOM

10'5" x 5'7" (3.18m x 1.70m)

Panelled bath with shower in separate cubicle, wash basin and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and radiator.

OUTSIDE

There is an open plan front gravel garden with side brick sett driveway providing off-street car parking for a number of cars.

The rear garden is a low maintenance gravelled area.

GARAGE

16'4" x 10'4" (4.98m x 3.15m)

A detached brick and tile garage with up-and-over door having personal access door and light and power laid on.

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).

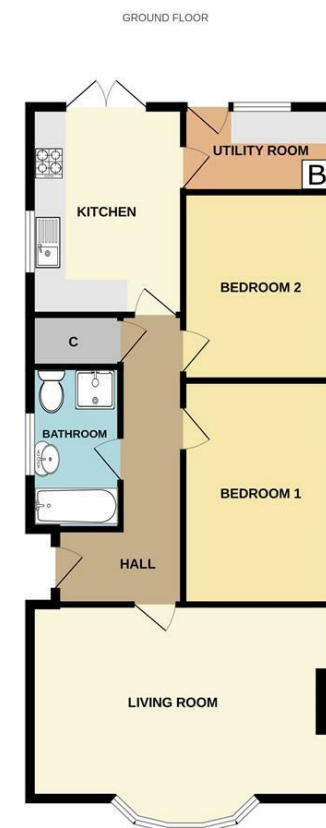
VIEWING

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



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 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 quality or efficiency can be given. Made with floorplan CDS3.