



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



32 Cherry Garth, Beverley HU17 0EP
£170,000

- Spacious 3 bed semi
- Approx 800 sq ft
- Light and airy
- 22ft living room
- 3 good bedrooms
- Gardens to front and rear
- Popular location
- EPC: C

THE PROPERTY

A lovely light spacious and airy semi-detached house which extends to approximately 800 square feet, having 22ft through room along with kitchen at ground floor level, and at first floor there are two double and one single bedroom along with a family bathroom. The house stands on a very good sized plot with gardens to front and rear, and also offers the opportunity to create off-street car parking to the front subject to all necessary consents.

A lovely property with excellent access to Beverley town centre which will no doubt create a wonderful family home.

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

Staircase to first floor and understairs storage cupboard, PVCu sealed unit double glazed door and radiator.

LIVING ROOM

22' x 11'7" narrowing to 9'5" (6.71m x 3.53m narrowing to 2.87m)

Stone fireplace with living flame gas fire, PVCu sealed unit double glazed bay window, PVCu sealed unit double glazed patio doors to rear garden and radiator.

KITCHEN

9' x 8' (2.74m x 2.44m)

White base and eye level units with roll edge worksurfaces incorporating gas hob with electric oven, stainless steel single drainer sink unit, plumbing for automatic washing machine, PVCu sealed unit double glazed window overlooking rear garden and door to outside.

FIRST FLOOR

LANDING

Built-in airing cupboard with radiator.

BEDROOM 1

11' x 10'9" (3.35m x 3.28m)

Fitted drawers and top boxes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'10" x 10'9" (3.30m x 3.28m)

Built-in wardrobe and top box, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

7' x 6'5" (2.13m x 1.96m)

PVCu sealed unit double glazed window.

BATHROOM

6'10" x 5'4" (2.08m x 1.63m)

Panelled bath with electric shower over, wash basin and low level WC, tiled walls, PVCu sealed unit double glazed window and radiator.

GARDENS

To the front of the property is a walled flower garden, whilst at the rear is a very good sized rear lawn with flower beds, which benefits from a westerly facing aspect.

There is the potential to create off-street car parking to the front of the house subject to all necessary consents.

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 to be Freehold (to 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 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

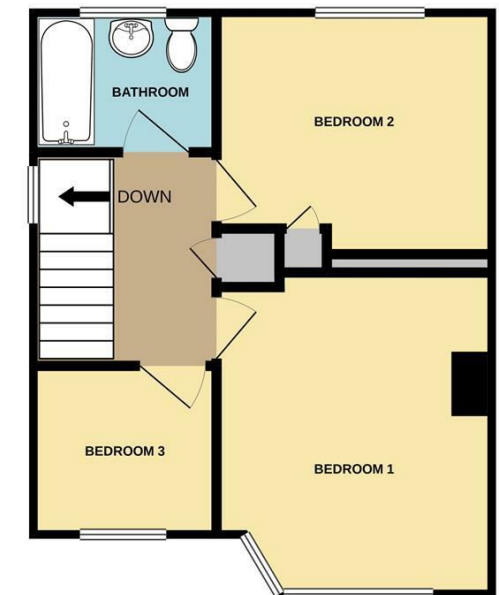
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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. Made with Metropix ©2021