





The Property Specialists

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**25 Hereford Close, Beverley HU17 8PT**  
**£200,000**



- Attractive and well-maintained
- Two double bedrooms
- Modern kitchen and bathroom
- Cul-de-sac location
- Convenient for The Co-op & Town Centre
- No onward chain
- Easy to maintain gardens
- Driveway and garage
- EPC awaited

THE PROPERTY

An attractive and well-maintained bungalow benefiting from two bedrooms and recently updated kitchen and bathroom. Situated in a cul-de-sac position and relatively close to the Co-op supermarket on this modern sought after development located just south of Beverley town centre. The property has a well-proportioned living room and an attractive garden which is keeping with the property. Off-street parking and garage, viewing is highly recommended.

LOCATION

The property is located on Hereford Close which is accessed off Winchester Avenue. This modern development lies on the south side of the centre of Beverley and has the spine road forming Lincoln Way upon which there is a Co-op supermarket. Lying just off the main road leading into the south of Beverley, the property has convenient access both to the town centre and also onto the major road network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

uPVC stained glass panelled front door and cupboard housing the Worcester Bosch boiler.

LIVING ROOM

16'10" x 12' (5.13m x 3.66m)  
A well-proportioned room with a dark wood fireplace with marble hearth and back housing an electric fire, walk-in bay window to front elevation.

KITCHEN

9'10" x 9' (3.00m x 2.74m)  
An attractive modern kitchen with a generous range of wall and base units with oak fronts, laminate worksurfaces and ceramic tiled splashbacks. Stainless steel sink and drainer, four ring gas hob with extractor over, washing machine, fridge, and uPVC glass panelled door opening onto the side of the property and giving access to the garage and garden.

BEDROOM 1

12' x 12' (3.66m x 3.66m)  
Wardrobes encompassing one wall with sliding mirrored fronts, and window overlooking the garden.

BEDROOM 2

9' x 8'6" (2.74m x 2.59m)  
A double bedroom with built in wardrobes and window to rear elevation.

BATHROOM

6'7" x 5'9" (2.01m x 1.75m)  
Modern, recently fitted, three piece sanitary suite comprising panelled bath, vanity unit with recessed hand wash basin and back to the unit WC. Tiled walls and floor, window to the side elevation and chrome heated towel rail.

OUTSIDE

The property is set back from the road with an area of open plan lawn to the front and a driveway leading up to the garage.

The rear garden is fairly compact and as such easy to maintain with a brick sett patio area adjacent to the rear of the bungalow, leading out onto an area of lawn with a number of mature shrubs. The property has a fenced perimeter for privacy.

GARAGE

8'9" x 16'6" (2.67m x 5.03m)  
Up & over door to the front, side personnel door and supplied with light and power. Storage could be gained in the loftspace.

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](mailto:beverley@qandc.net)

EPC RATING

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

GROUND 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.

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