

Whitakers

Estate Agents



24 Queensgate

, Beverley, HU17 8NW

Offers Over £150,000



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The Accommodation Comprises

Ground Floor

Lounge

11'2" x 11'2" (3.40 x 3.40)

With Upvc double glazed sash window, open fire with decorative surround and tiled hearth, central heating radiator and T.V point.

Dining Room

11'10" x 10'9" (3.61 x 3.28)

With wooden sash window, central heating radiator, wall mounted electric fire with a tiled inset and wooden surround.

Kitchen

8'10" x 5'5" (2.69 x 1.65)

Floor and eye level units with complimentary work surfaces above, splash tiles above work surfaces stainless sink with mixer tap, Upvc double glazed door and side window. Oven and hob with extractor hood over, central heating radiator, tiled floor.

Bathroom

Panelled P shaped bath with mixer shower attachment, low flush w.c and vanity sink, tiled floor and part tiled walls.

First Floor

Landing

Access to the loft space.

Bedroom One

14'3" x 11'9" (4.34 x 3.58)

Two Upvc double glazed windows, decorative fireplace and two central heating radiators.

Bedroom Two

11'2" x 11'2" (3.40 x 3.40)

Upvc double glazed sash window, walk in storage cupboard, central heating radiator and decorative fire place.

External

Walled front garden mainly gravel for low maintenance and to the rear of the property is a further garden which is mainly laid to lawn grass, with a gravelled area and veg plot and two useful sheds.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Additional Services

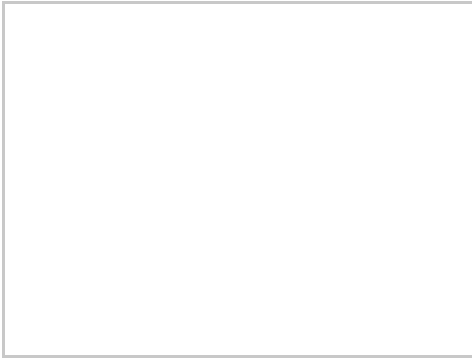
Tel: 01482 657657

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



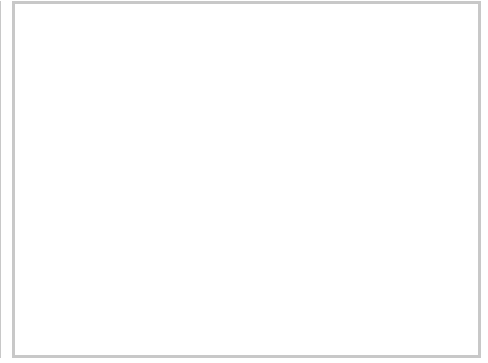
Road Map



Hybrid Map



Terrain Map



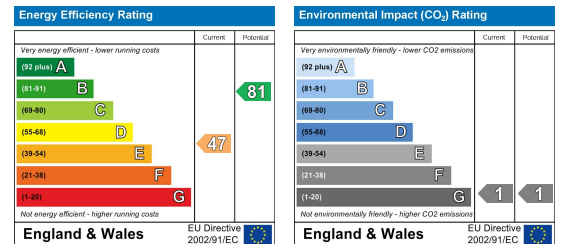
Floor Plan



Viewing

Please contact our Anlaby Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.