



24 St. Marys Terrace, Beverley HU17 8EH
Offers Over £200,000

- Period town house
- Ease of reach of the town centre
- In need of modernisation
- Two reception rooms
- Kitchen & utility room
- First floor bathroom and w.c.
- TWO double bedrooms
- Garden to rear
- Viewing is a must!
- EPC E

Located with this highly desirable residential area and presented to the market with no chain, this period end town house offers immense scope to refurbish to the new owner's requirements. Within ease of reach of the town centre the property offers over 900 square feet of accommodation. With gas central heating the property enjoys entrance hallway, two formal reception rooms both with fireplaces, kitchen, utility room and downstairs w.c. To the first floor the landing leads to TWO DOUBLE bedrooms and the house bathroom Enclosed garden to the rear. Viewing is a must as this property will attract a lot of interest and is priced to sell!

LOCATION

The property is located on St Mary's Terrace, close to its junction with Newbegin and Westwood Road. This fabulous position between the town centre and the Westwood Pastures means that the best of Beverley's amenities are on your doorstep.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wooden front door with glass panel above, laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

13'6" x 11'1" (4.11m x 3.38m)

A well proportioned room with walk-in bay window to the front elevation The focal point of the room is an attractive stone fireplace housing open grate fire with tiled hearth and stripped and stained floorboards.

SITTING ROOM

11'8" x 14'4" reducing to 11'3" (3.56m x 4.37m reducing to 3.43m)

A further well proportioned living room with a feature ornate fireplace housing open fire, alcoves to either side and window overlooking the garden. Cupboard under the stairs.

KITCHEN

12'4" x 6'10" (3.76m x 2.08m)

Range of wall and base storage units with pine fronts and laminate work surfaces, ceramic tiled splashbacks, four ring gas hob with extractor over, double oven, window to the side elevation and wall mounted boiler. Space and plumbing for upright fridge freezer and microwave.

UTILITY ROOM

7'2" x 4'6" (2.18m x 1.37m)

Space and plumbing for washing machine, laminate work surfaces and door opening onto the garden with window to one side.

W.C.

4'6" x 3' (1.37m x 0.91m)

Close coupled w.c. and window to the side elevation.

FIRST FLOOR

LANDING

Access to the loft with pull down ladder. Doors lead through to the bedrooms and bathroom.

BEDROOM 1

14'8" x 11'6" (4.47m x 3.51m)

A large double bedroom with cast iron fireplace and ornate tiled hearth, bay window to the front elevation.

BEDROOM 2

11'8" x 9'2" (3.56m x 2.79m)

Window to the rear elevation.

BATHROOM

12'4" x 6'10" (3.76m x 2.08m)

Four piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath and shower enclosure. Window to the rear elevation.

AGENTS NOTE

Under the consumer protection regulations we have been advised that there was a civil dispute with right of pedestrian access to the rear of the property with the neighbour. This matter was taken to court to be resolved and further information can be sought.

OUTSIDE

The property is set slightly back from the pavement having a dwarf wall with wrought iron railings creating an attractive frontage.

The rear garden is accessed through the utility room door and has a seating area which makes the best of the Westerly aspect of the garden. Mainly laid to lawn there is a fenced perimeter.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.



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 errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021