



## 159 Keldgate, Beverley, East Yorkshire, HU17 8JA

- Mid- Terraced Property
- Sitting room with dining area
- Bathroom
- Rear courtyard
- Superb location
- Kitchen
- Two bedrooms
- No Onward Chain

**Price £127,950**



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# 159 Keldgate, Beverley, East Yorkshire, HU17 8JA

A wonderful character property located on the edge of town, yet it is close to the local amenities.

The property offers spacious accommodation and briefly comprises of a sitting room with a dining area, kitchen, rear entrance hall, a bathroom, two bedrooms and a rear courtyard garden.

The property also benefits from uPVC double glazing and gas central heating.

This home would be perfect for a First Time Buyer or an investor.

Offered onto the market with No Onward Chain.

## Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Ground Floor Accommodation

### Sitting Room & Dining Area

23'7" x 10'11" (7.19m x 3.07m)

Front entrance door, gas fire, laminate flooring, radiators, 2 night storage heaters. Dual aspect windows to front and rear

### Kitchen

9'9" x 5'9" (2.97m x 1.75m)

Fully tiled walls, fitted wall and base units. work surfaces, radiator. Window to side aspect.

### Rear Entrance Hall

6'6" x 2'7" (1.98m x 0.79m)

Rear entrance hall, gas central heating boiler, part tiled walls

### Bathroom

6'7" x 5'9" (2.01m x 1.75m)

White suite comprising of a panelled bath with shower over, low level WC, pedestal hand basin, fully tiled walls, radiator. Window to side aspect.

## First Floor Accommodation

### Bedroom One

11'5" x 11'5" (3.48m x 3.48m)

Radiator, power points. Window to front aspect

### Bedroom Two

11'9" x 8'3" (3.58m x 2.51m)

Radiator, power points. Window to rear aspect

### Rear Garden

Concrete rear garden with a pedestrian gate to the rear.

## Services

The mains services of water, electric and drainage are connected. We have not tested and apparatus, equipment fixtures or services and it is in the buyers best interest to check the working condition of any appliances.

## Tenure/Lease

The tenure of the property we are given to understand is FREEHOLD. Full clarification must be sought by legal advisors prior to legal completion.

## Outgoings

From internet enquiries with the valuation office website the property has been placed in Band B for council tax purposes. Local authority number BEV141159000. Prospective buyers should check this information before making any commitment to purchase the property.

## Energy Performance Certificate

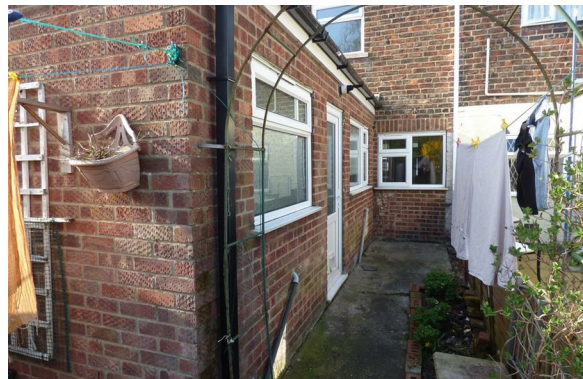
The current rating of the property is Band D.

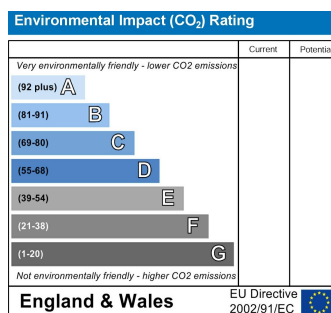
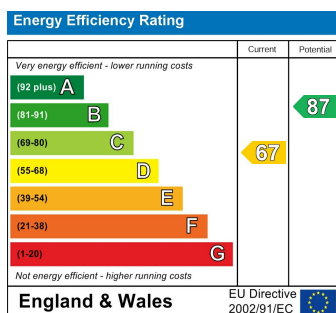
## Viewings

Strictly by appointment with the Sole Agents on 01482 375212/330777

## Free Valuation/Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently marketed by another agent, please check your agency agreement for any early termination costs or charges which may apply.





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