

# QUICK&CLARKE

The Property Specialists

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**15 Keldgate Close, Beverley HU17 8JE**  
**£179,500**



- Attractive tucked away position
- Backing onto allotments
- Communal Off Road Parking
- Recently modernised & updated
- New carpets & decor
- Ideal for the town centre
- Westerly facing rear Garden
- Downstairs WC
- EPC Rating: C

THE PROPERTY

An attractive, modern semi-detached house lying in a quiet and tucked away position on a small cul-de-sac and backing onto allotments close to the town centre. With beautifully laid out accommodation which has been recently updated and now benefiting from new carpets and decor, the property has a safe and homely feel within this small community. Boasting a Westerly facing garden and communal parking, the property is offered with no forward chain, viewing is highly recommended.

LOCATION

The property is located at the head, and on the Western side of the small cul-de-sac forming Keldgate Close which lies just to the South West of the town centre. Accessed off Keldgate, the B1230, the property is a superb base for accessing all the amenities on offer in Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

13'11" x 11'7" (4.24m x 3.53m)  
A well proportioned room allowing flexibility of living space and with an attractive timber front door having ornate stained glass panels, inset mat well, newly carpeted with open stairs leading to the first floor accommodation and with a storage cupboard under. Alarm pad and window to the front elevation.

BREAKFAST KITCHEN

9'7" x 9'11" (2.92m x 3.02m)  
An attractive oak fronted kitchen with contrasting laminate work surfaces, ceramic tiled splashbacks, four ring gas hob, integrated NEFF oven, grill and stainless steel canopy extractor over, wall mounted Worcester Bosch boiler, stainless steel one and a half bowl sink and drainer, space for fridge freezer and/or dishwasher, timber ornate glass panelled door opening onto the Westerly facing rear garden and window over the sink.

UTILITY CUPBOARD

Space and plumbing for washing machine.

CLOAKROOM

6'6" x 3'7" (1.98m x 1.09m)  
Two piece sanitary suite comprising low level w.c. and pedestal hand wash basin, ceramic tiled splashback and a window to the rear elevation

FIRST FLOOR

BEDROOM 1

13'11" x 11'10" maximum (4.24m x 3.61m maximum)  
Two windows to the front elevation and a built-in cupboard over the stairs.

BEDROOM 2

6'8" x 6'9" (2.03m x 2.06m)  
Window to the rear elevation overlooking the allotments.

BATHROOM

7'2" x 6'9" (2.18m x 2.06m)  
Modern four piece sanitary suite comprising panelled bath, low level w.c., pedestal hand wash basin, corner shower cubicle, partially tiled walls, window to the rear elevation and airing cupboard shelved out for storage with both electric and standard radiators.

OUTSIDE

The property is set back from the head of the cul-de-sac with a block paved path leading from the car parking to the front door. The area to the front of the property is interspersed with areas of established and mature shrubbery which are looked after by the residents of this area of Keldgate Close. There are four parking spaces in the car park immediately in front of Keldgate Close; these are allocated on a first come first served basis and there is an enclosed area for the stowage of bins.

The rear garden is ideally Westerly facing and overlooks the allotments. Having direct access to the rear via a timber gate, the rear garden is easy to maintain and has been laid under pavers, and has an attractive backdrop from the trees in the neighbouring properties which offer a high level of privacy. Nevertheless the current owner has informed us that the council have agreed to remove or prune some of the neighbouring trees in the allotments should this be requested by the new resident.

SERVICES

All mains services are connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from stained timber double glazed windows and doors.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

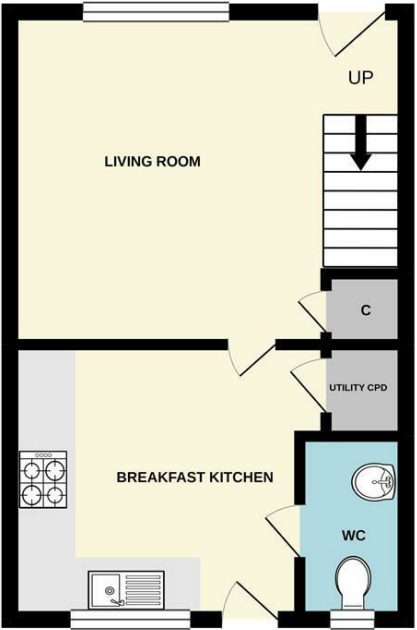
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

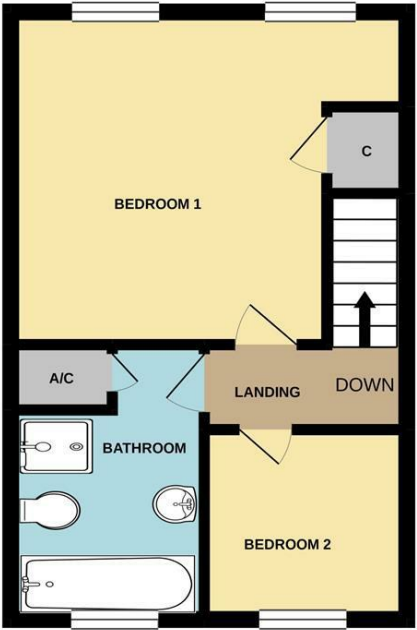
EPC RATING

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

GROUND FLOOR



1ST FLOOR



VIEWS 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 ©2020