



QUICK&CLARKE

The Property Specialists

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93 Keldgate, Beverley HU17 8HU
£245,000

- Modern townhouse
- Outstanding presentation
- Short level walk to town centre
- Courtyard garden
- Two allocated car parking spaces
- Central heating and double glazing
- EPC awaited

THE PROPERTY

An absolutely outstanding modern three bedroom townhouse presented to the highest order, and located only a very short level walk to the centre of this historic market town. The property has been substantially improved by the current owner and incorporates a delightful white gloss kitchen with granite worksurfaces, along with spacious living room and cloakroom at ground floor level. At first floor there are three bedrooms, one of which has been fitted out entirely with modern wardrobes, as well as a family bathroom. To the rear of the house is a very attractive courtyard garden and two allocated car parking spaces.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A composite entrance door leads into the entrance hall, which has staircase to first floor and radiator.

LIVING ROOM

16'2" x 11'3" (4.93m x 3.43m)
Georgian style fire surround with black marble inset and hearth, PVCu sealed unit double glazed window and radiator.

DINING KITCHEN

14'10" x 9'0" (4.52m x 2.74m)
An array of white gloss base and eye level units having granite worksurfaces incorporating sink unit, integrated freezer, dishwasher and washer/dryer, electric double oven, contemporary style vertical radiator, PVCu sealed unit double glazed window and door to outside.

CLOAKROOM

Low level WC with wash hand basin, tiled floor and chrome towel radiator.

FIRST FLOOR

LANDING

Built-in cupboard housing gas fired central heating boiler.

BEDROOM 1

11'10" x 9'6" (3.61m x 2.90m)
A range of fitted wardrobes, PVCu sealed unit double glazed windows and radiator.

BEDROOM 2

9'4" x 9'1" (2.84m x 2.77m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'4" x 5'5" (2.84m x 1.65m)
Used as a Dressing Room with fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)
Contemporary suite comprising P-shaped bath with shower over, vanity wash basin and low level WC, chrome towel radiator.

OUTSIDE

To the rear of the property is a particularly attractive stone paved patio garden with fencing and substantial shed. Behind the garden area there are two allocated car parking spaces.

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.

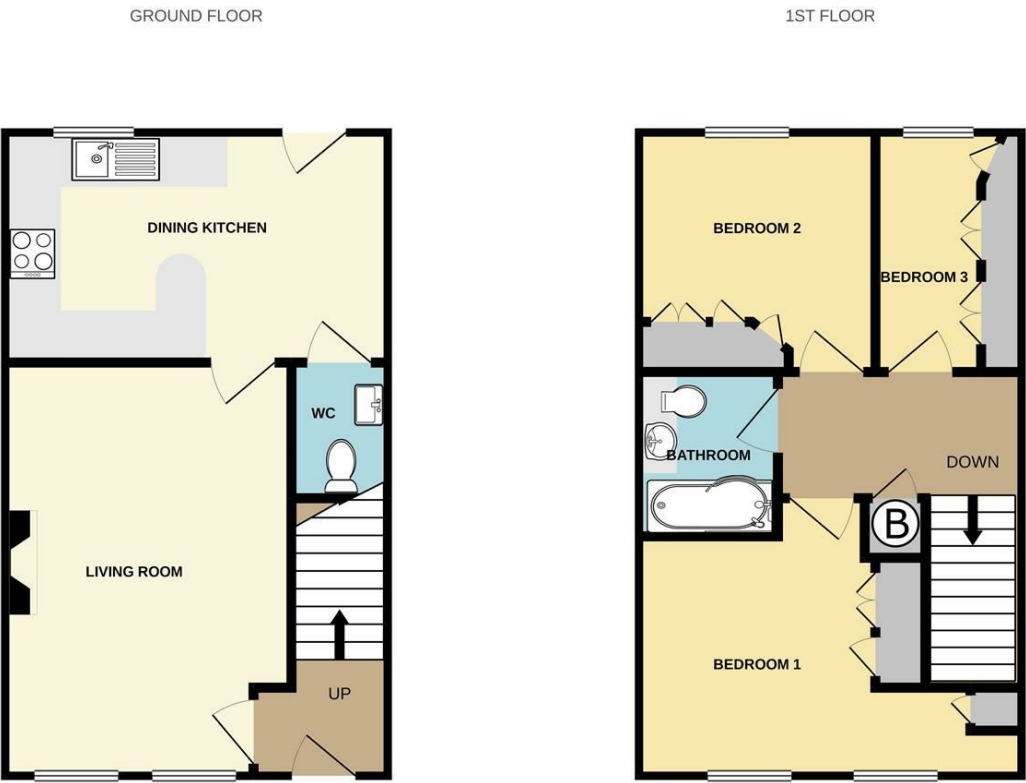
FINANCIAL SERVICES

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

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.

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.
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