





The Property Specialists

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11 Wise Close, Beverley HU17 9GR
£225,000

- Modernised family home.
- Over 700 square feet.
- Living room and breakfast kitchen.
- Three bedrooms.
- Modern family bathroom.
- Good size plot.
- Gardens to front & rear.
- Private side driveway.
- Popular residential locality.
- Council Tax Band: C EPC Rating: C

A lovely recently modernised semi-detached house which extends to in excess of 700 square feet and offers superb family living accommodation.

The accommodation is light and airy having living room with breakfast kitchen at ground floor whilst at first floor there are three bedrooms and a family bathroom.

The plot is of a particularly good size with gardens to front and rear along with a private side driveway offering excellent off street car parking facility.

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

Herringbone timber effect flooring. Staircase to first floor. Contemporary vertical radiator and PVCu sealed unit double glazed door.

LIVING ROOM

15'2" x 10'6" (4.62m x 3.20m)
Herringbone timber effect flooring. PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN

13'9" x 9'9" (4.19m x 2.97m)
Recently installed kitchen having base and eye level units with roll edge work surfaces incorporating a one and a half bowl single drainer sink unit. Electric oven and hob. Wall mounted gas fired central heating boiler. Understairs storage cupboard. PVCu sealed unit double glazed window overlooking rear garden. Door to outside and radiator.

FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

13'10" x 8'7" (4.22m x 2.62m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'2" x 6'3" (3.10m x 1.91m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

7'3" x 7'0" (2.21m x 2.13m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

7'6" x 6'0" (2.29m x 1.83m)
P-shaped bath with hand wash basin and low level w.c. Tiled walls. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is an open plan lawned garden with side driveway whilst at the rear is a further good sized lawn with decking seating areas and timber garden shed.

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 PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will 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 the 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



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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