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QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

# 12 East Close, Beverley HU17 7JN

**£209,950**

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- Well proportioned traditional family house
- Superb head of cul-de-sac position
- No onward chain - requires some modernisation
- Much sought after area
- Two reception rooms / Three bedrooms
- Potential to extend *
- Council Tax Band: C
- EPC Rating: D

Offering huge potential, a superb family house situated in one of Beverley's most sought after areas. Located at the head of a small cul-de-sac conveniently close to Molescroft Primary School, this well proportioned traditional house required some modernisation. The corner plot position could allow for extension (subject to the necessary Permissions) and the property has a driveway, detached garage and well tended rear garden.

Offered to the market with no onward chain viewing is highly recommended.

## LOCATION

Located on a peaceful, head-of-the-cul-de-sac position on East Close (just off Hillcrest Drive), you'll find this home in the highly coveted Molescroft area of Beverley. Widely considered one of the town's premier residential areas, Molescroft is justly popular thanks to its superb Primary School, varied mix of house types, and convenient proximity to the town centre's amenities.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALL

13'7" x 5'11" (4.14m x 1.80m)
A wide and welcoming entrance hall with a uPVC front door with obscured glass panels and matching windows to either side. Further window to the side aspect and stairs to the first floor accommodation with storage cupboard under housing a modern electric consumer unit.

### LIVING ROOM

13'10" into bay x 12'4" (4.22m into bay x 3.76m)
Well proportioned room with wide walk-in bay window to the front elevation. Original stone fireplace with slate hearth and currently housing an electric fire.

### DINING ROOM

12'8" x 10'10" (3.86m x 3.30m)
A further well proportioned room offering flexibility of usage and perhaps the option to "knock through" into the kitchen to create a more more open plan layout. Timber glass panelled door opens onto the rear garden. Modern fireplace housing gas living flame fire. Serving hatch.

### KITCHEN

13'9" x 7'4" (4.19m x 2.24m)
Wall and base storage units with laminate work surfaces and ceramic tiled splashbacks. Slide out space for electric hob. Stainless steel sink and drainer. Space and plumbing for washing machine and fridge freezer. Window to side elevation. uPVC door onto rear garden with further window to side.

### STORAGE CUPBOARD / PANTRY

Currently housing the modern Vaillant gas boiler and with a window.

## FIRST FLOOR

### BEDROOM 1

11'9" x 10'11" (3.58m x 3.33m)
Wide walk-in bay window to the front elevation.

### BEDROOM 2

11'11" x 11'0" (3.63m x 3.35m)
Built-in cupboard housing the hot water tank and shelved out for storage. Window to rear elevation.

### BEDROOM 3

7'5" x 7'4" (2.26m x 2.24m)
Window to front elevation.

### BATHROOM

7'5" x 5'6" (2.26m x 1.68m)
With a two piece sanitary suite comprising traditional enamelled bath and pedestal hand wash basin. Partially tiled walls. Window to rear elevation.

### SEPARATE W.C.

Low level w.c. and window. Loft access.

## OUTSIDE

The property is situated at the head of the cul-de-sac with a small well tended area of garden to the front.

A driveway which is part stone/part concrete leads down the side of the house and up to the single garage. Adjacent to that is a small area of lawn with a tree which could potentially allow space to extend the property sidewards subject to the necessary Permissions.

An attractive rear garden with central lawn surrounded by wide and well stocked flower borders. Within the garden and attached to the kitchen is a brick built garden store.

## SINGLE GARAGE

Concrete sectional detached garage with asbestos roof. Up and over door.

## 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 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

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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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.