

**Quick & Clarke**  
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
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**10 Blanchard Avenue, Beverley HU17 0ZZ**  
**£440,000**

- Outstandingly well presented
- Four bedroom detached house
- Over 1,300 square feet
- Stunning 24 feet kitchen day room
- Wonderfully well landscaped gardens
- Great access to Beverley town centre
- Driveway and detached garage
- Council Tax Band: E
- EPC Rating: B

An absolutely incredible modern four bedroom detached house which is a credit to the current owners and presented to the highest standard both internally and externally. This "Kirkdale" design home is ideally suited for family living with light and spacious kitchen day room across the whole of the rear of the house along with 17 foot living room, utility and cloakroom to the ground floor. At first floor level there are four bedrooms with en-suite to the master and a particularly well appointed family bathroom whilst the outside space combines beautifully with the living accommodation and is an extension of the warm and welcoming living space.

#### 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

Amtico herringbone flooring, built-in cloaks cupboard, return staircase to first floor and cast iron style radiator.

##### CLOAKROOM

Low level w.c. and wash basin. Built-in cupboard, PVCu sealed unit double glazed window and cast iron style radiator.

##### LIVING ROOM

17'0" x 11'0" (5.18m x 3.35m)  
Amtico herringbone flooring, barn door style storage/display facility, PVCu sealed unit double glazed bay window and cast iron style radiator.

##### KITCHEN DAY ROOM

24'0" x 12'6" narrowing to 10'0" (7.32m x 3.81m narrowing to 3.05m)

##### KITCHEN AREA

Base and eye level units with roll edge work surfaces incorporating electric double oven with five ring gas hob and integrated fridge freezer. PVCu sealed unit double glazed window overlooking rear garden, tile floor and cast iron style radiator.

##### UTILITY ROOM

7'0" x 5'0" (2.13m x 1.52m)  
Base and eye level units with fitted worktop. Plumbing for automatic washing machine, space for tumble dryer, door to outside and radiator.

##### DAY ROOM

PVCu sealed unit double glazed French doors to garden. Tile floor and vertical cast iron radiator.

#### FIRST FLOOR

##### LANDING

Built-in storage cupboard.

##### BEDROOM 1

13'6" x 13'5" (4.11m x 4.09m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

Having shower in glazed cubicle, wash basin and low level w.c. Half tiled walls, Amtico herringbone flooring and chrome towel radiator.

##### BEDROOM 2

11'3" x 10'0" (3.43m x 3.05m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

13'0" x 9'0" (3.96m x 2.74m)  
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

10'5" x 9'2" (3.18m x 2.79m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

7'10" x 5'7" (2.39m x 1.70m)  
Panelled bath with shower over, wash basin and low level w.c. Part tiled walls, Amtico herringbone flooring and chrome towel radiator.

#### OUTSIDE

To the front of the property is a landscaped gravel garden with yew hedge planting along with a side brick sett driveway offering excellent off street car parking facility. EV car charger to side of the property.

The rear garden is superbly presented and laid mainly to gravel with porcelain timber effect tiled seating areas along with raised sleeper planting beds.

#### GARAGE

Detached brick and tile single garage having up and over door with light and power laid on.

#### 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).

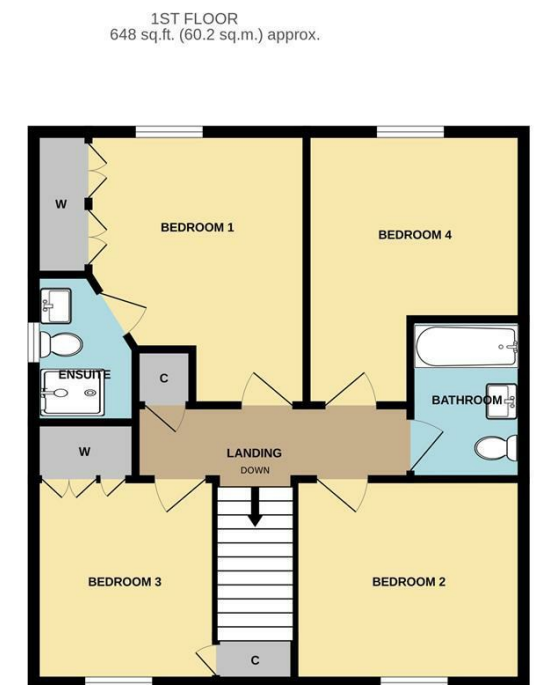
#### VIEWING

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](mailto:beverley@qandc.net)



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

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.