Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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Holly Lodge Queensgate, Beverley HU17 8NE

£495,000

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- Four double bedroomed individually designed house
- Two reception rooms plus breakfast kitchen
- Superb position adjacent to Beverley Grammar School
- Landscaped rear garden
- Master bedroom with en-suite shower room
- Extensive off street parking & garage
- Council Tax Band: E
- EPC Rating: C

A unique and interesting modern detached property situated in a superb position overlooking the playing fields of Beverley's historic Grammar School. Occupying a leafy position on a private road the property has a flexible layout with two reception rooms plus a breakfast kitchen and four bedrooms, the principal bedroom having an en-suite shower room. The individual design has been enhanced by the playful interior styling of the current owner which enhances the bespoke character of the property. With a beautifully landscaped rear garden the property also has extensive parking to the front and a detached garage.

LOCATION

The location of the property is one of its key features. Accessed via a private road from Sloe Lane close to its junction with Queensgate the property is situated adjacent to the playing fields of Beverley Grammar School. This attractive and leafy position is surprisingly peaceful and with only the momentary flutter of activity of the pupils at the start and the end of the school day.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

19'7" x 5'11" (5.97m x 1.80m)
Modern composite front door with glass panel and with windows to either side providing access from an exterior stone flagged entrance porch. Light coloured Karndean flooring which flows throughout the whole of the ground floor. Stairs to first floor accommodation with storage cupboard under.

LIVING ROOM

13'9" x 12'0" (4.19m x 3.66m)
A cosy room with wood burning stove set in a painted fireplace with granite hearth and back. Bay window to front elevation and a continuation of the Karndean flooring.

DINING ROOM

12'0" x 11'0" (3.66m x 3.35m)
Continuation of Karndean flooring. French doors leading out onto the rear garden.

BREAKFAST KITCHEN

19'3" x 11'10" (5.87m x 3.61m)
Extensive range of cream wall and grey base storage units with porcelain tile work surfaces and stainless steel style splashbacks. Four ring gas hob with extractor over, integrated Neff oven, porcelain sink and drainer. Space and plumbing for dishwasher, fridge freezer and washing machine. French doors opening on rear garden and further windows to the side and front aspects. Wall mounted modern gas boiler.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Tiled splashbacks and window to rear elevation.

FIRST FLOOR

LANDING

Velux roof light over stairwell and further window to rear elevation. Large storage/airing cupboard.

PRINCIPAL BEDROOM

11'4" x 9'9" to wardrobes (3.45m x 2.97m to wardrobes)
With an extensive range of modern fitted wardrobes. Window to front elevation.

EN-SUITE SHOWER ROOM

7'4" x 5'4" (2.24m x 1.63m)
Three piece sanitary suite comprising corner shower enclosure, close coupled w.c. and pedestal hand wash basin. Karndean flooring, partially tiled walls and Velux roof light.

BEDROOM 2

11'8" x 9'6" (3.56m x 2.90m)
Window to rear elevation.

BEDROOM 3

9'7" x 9'10" to wardrobes (2.92m x 3.00m to wardrobes)
Extensive range of fitted wardrobes. Window to front elevation.

BEDROOM 4

12'0" x 7'1" (3.66m x 2.16m)
Window to rear elevation.

BATHROOM

8'5" x 6'2" (2.57m x 1.88m)
Four piece sanitary suite comprising panelled bath, corner shower enclosure, pedestal hand wash basin and close coupled w.c. Karndean flooring. Partially tiled walls, chrome heated towel rail and window to side elevation.

OUTSIDE

The property is approached over a gravelled drive which continues to both the front and side of the property and provides extensive parking for a number of cars.

The rear garden has been extensively and lovingly landscaped. A porcelain tiled patio lies adjacent to the breakfast kitchen and there is a central lawned area surrounded by extensively planted flower borders which provide for year round colour.

SINGLE DETACHED GARAGE

Up and over door and has been internally lined to create more the feeling of a room and thus offers flexibility of use. Currently used as a potting shed and with light and power there is a modern courtesy door to one side with glass panel.

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.

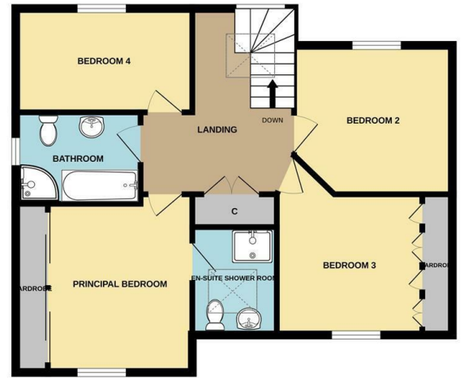
FINANCIAL SERVICES

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

GROUND FLOOR

1ST FLOOR



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.