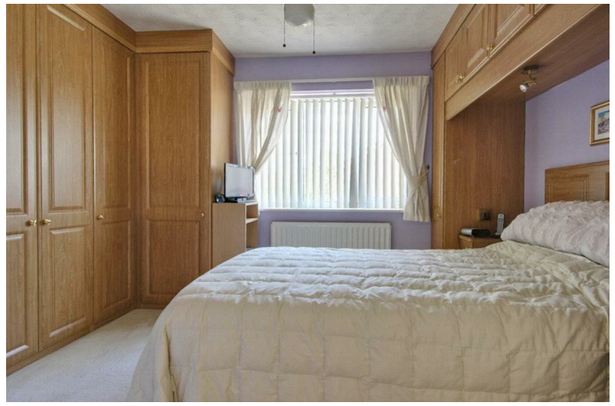

Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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6 Mace View, Beverley HU17 8YP

£335,000

Beverley | Cottingham | Hornsea | Willerby

- Spacious detached home
- Approximately 920 square feet
- Three bedrooms
- Two receptions
- Conservatory
- Utility & cloakroom extension
- Double driveway and integral garage
- Lovely gardens
- Excellent pedestrian access to Beverley town centre
- Council Tax Band: D EPC Rating: D

A very good three bedroom detached house which extends to approximately 920 square feet benefitting from a conservatory, utility and cloakroom extension to the rear. Mace View is particularly sought after due to its good pedestrian access to Beverley town centre and this really is an excellent home not to be missed. The living room and dining room inter-communicate at ground floor level which also benefits from kitchen, conservatory, utility and cloakroom. To the first floor the master bedroom has an en-suite shower room and there are two further double bedrooms along with family bathroom. A lovely home in a great residential area.

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 PORCH

PVCu sealed unit double glazed window and radiator.

LIVING ROOM

15'0" x 10'10" (4.57m x 3.30m)
Ornate marble effect fireplace with matching inset and hearth and living flame gas fire. Ceiling coving and dado rail. PVCu sealed unit double glazed window and radiator. Open to:

DINING ROOM

13'6" x 8'0" (4.11m x 2.44m)
Ceiling coving and dado rail. Patio doors to conservatory and radiator.

CONSERVATORY

11'0" x 8'4" (3.35m x 2.54m)
Of PVCu sealed unit double glazed construction with door to rear garden.

KITCHEN

11'0" x 8'3" (3.35m x 2.51m)
Base and eye level units with roll edge work surfaces incorporating an electric oven with gas hob, one and a half bowl single drainer sink unit and built-in cupboard. Tile floor. PVCu sealed unit double glazed window and radiator.

UTILITY ROOM

10'5" x 4'10" (3.18m x 1.47m)
With plumbing for automatic washing machine. Sealed unit double glazed skylight, PVCu sealed unit double glazed window, sink unit and door to outside.

CLOAKROOM

Low level w.c. and wash hand basin. PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder and electric immersion heater. Dado rail and PVCu sealed unit double glazed window.

BEDROOM 1

13'6" x 12'5" (4.11m x 3.78m)
With a range of fitted wardrobes and top boxes. PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle, vanity wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

10'3" x 9'4" (3.12m x 2.84m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'9" x 7'2" (2.97m x 2.18m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'9" x 6'7" (2.06m x 2.01m)
Panelled bath, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is an open plan lawn with mature planting along with a double width driveway.

The rear garden is particularly well presented with lawn and mature planting beds having gravelled path leading to 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.

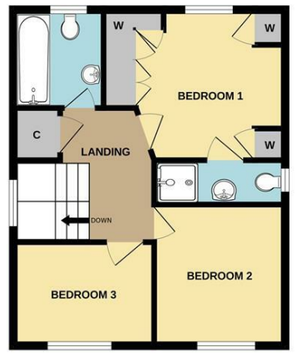
FINANCIAL SERVICES

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

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.