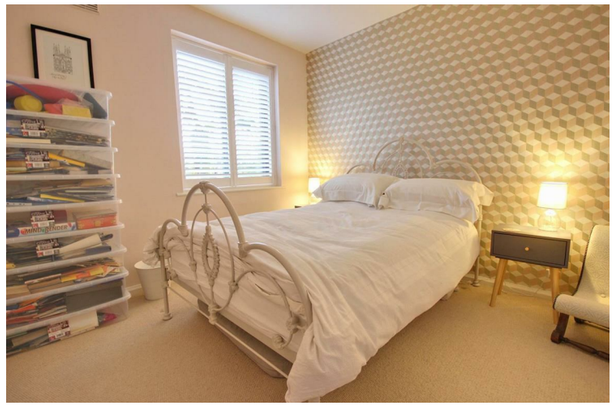

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Quick & Clarke

PROPERTY SPECIALISTS

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# 2 Bishops Croft, Beverley HU17 8JY

## Guide Price £600,000

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- Super detached house
- Short walk to town centre and Beverley Westwood
- Four double bedrooms
- Three bathroom/shower rooms
- Delightful gardener's garden
- Off-street parking & former double garage
- Stunning open plan kitchen with dining area
- Outstanding family accommodation
- EPC: D
- Council Tax Band: D

A wonderfully light and spacious detached home, which has been significantly extended and remodelled over the years to provide superb, versatile accommodation that would suit modern family life perfectly, but is further enhanced by its outstanding location being only a short walk away from both the centre of the historic market town of Beverley, and the simply stunning open pastures of Beverley Westwood. No. 2 Bishops Croft offers an arrangement of four bedrooms over two floors with two reception rooms and three bath/shower rooms.

The plot itself is a gardener's delight, wonderfully screened by the attractive high hedging and also offering two off-street car parking spaces along with a former double garage, now used as a garden store.

## LOCATION

The property is located on the junction of Bishops Croft and Albert Terrace in this superb, central location just to the West of the town centre. Ideal for both the Westwood and all the amenities of Beverley, the property has a fabulous private feel courtesy of the established gardens which belies its proximity to Saturday Market, shops and restaurants. Located just off the main road network, a more convenient position may be difficult to find.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALL
13'5" x 5'11" (4.09m x 1.80m)
Return staircase to first floor, stone tile floor and radiator.

### LIVING ROOM
16'4" x 11'11" (4.98m x 3.63m)
Timber herringbone floor with feature stone fireplace and hearth having open fire, ceiling coving and picture rail, sealed unit aluminum framed double glazed windows to two elevations with full height window overlooking rear garden and radiator.

### GARDEN ROOM
18' x 9'4" (5.49m x 2.84m)
Oak floor, sealed unit double glazed skylights and bi-fold doors to garden.

### KITCHEN
16'7" x 16'5" (5.05m x 5.00m)
A relatively recently refitted Rose's kitchen having an extensive range of wood (which allows the opportunity for repainting if desired) base and eye level units with polished stone work surfaces incorporating an integral sink unit with integral fridge and dishwasher, bin store, stone tiled floor, sealed unit aluminium framed double glazed windows and door to outside terrace.

### DINING AREA
Tiled floor, down lighters, French doors to garden room and radiator.

### UTILITY ROOM
15'11" x 5'10" (4.85m x 1.78m)
Offering an extensive range of full height units with integral fridge and plumbing for automatic washing machine, space for tumble dryer, tiled floor, direct access to garage and garden room, and electric radiator.

### OFFICE
15'8" x 7'5" (4.78m x 2.26m)
Electric radiator and sealed unit aluminum framed double glazed window.

### BEDROOM 4
9'11" x 9'11" (3.02m x 3.02m)
Sealed unit aluminum framed double glazed window and radiator.

### SHOWER ROOM
5'11" x 3'11" (1.80m x 1.19m)
Shower in corner cubicle, pedestal wash basin and low level w.c., contemporary towel radiator, sealed unit aluminum framed double glazed window and tiled floor.

## FIRST FLOOR

### LANDING
Built-in airing cupboard housing a large hot water cylinder and sealed unit aluminum framed double glazed window.

### BEDROOM 1
17'11" x 10' (5.46m x 3.05m)
Formerly two rooms which has been converted to provide a stunning spacious bedroom with sealed unit aluminum framed double glazed windows to two elevations along with fitted wardrobes and two radiators.

### BEDROOM 2
16'8" x 9'2" (5.08m x 2.79m)
Sealed unit aluminum framed double glazed windows to two elevations, fitted wardrobe with shelving and radiator.

### BEDROOM 3
13'1" x 10'8" (3.99m x 3.25m)
Sealed unit aluminum framed double glazed windows to two elevations, fitted wardrobe and radiator.

### BATHROOM
8'4" x 6' (2.54m x 1.83m)
Modern contemporary suite with P-shaped bath having shower over, pedestal wash basin and low level w.c., towel radiator, tiled floor and walls, down lighters and sealed unit aluminum framed double glazed window.

### SHOWER ROOM
6'6" x 4' (1.98m x 1.22m)
Shower in corner cubicle, half pedestal wash basin and low level w.c., tiled floor, sealed unit aluminum framed double glazed window and electric towel radiator.

### GARAGE/STORE
Currently used as a storage facility but benefitting from two roller shutter doors and having light and power laid on.

### OUTSIDE
The property stands on a lovely corner plot with mature hedging offering a superb screen to what is a true gardener's garden. There is extensive planting and trees along with lawned areas and wonderful seating spaces.

The substantial terrace seating area to the side of the property is complemented by the frameless glass garden building, ideal in which to enjoy the garden or grow plants, fruit or vegetables.

### SERVICES
All mains services are available or connected to the property.

### CENTRAL HEATING
The property benefits from a gas fired central heating system.

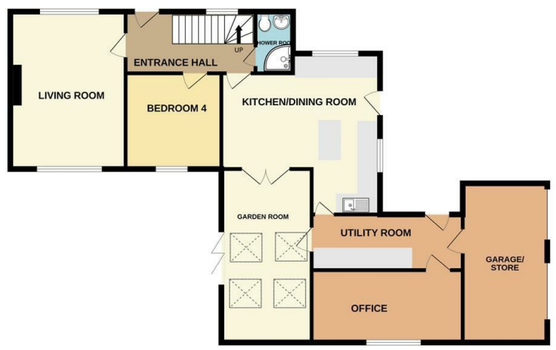
### DOUBLE GLAZING
The property benefits from sealed unit aluminium framed double glazing.

### TENURE
We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

### VIEWING
Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

### FINANCIAL SERVICES
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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.