Quick & Clarke
PROPERTY SPECIALISTS

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65 Marchant Close, Beverley HU17 9GE

£260,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain
- Two reception rooms
- Three bedrooms
- Two bathrooms
- Sought after location
- Cul-de-sac position
- Parking for three cars plus garage
- Easy to maintain landscaped garden
- Molescroft Primary School catchment
- EPC - C

An attractively proportioned and well presented three bed detached house offering great potential.

Situated on a quiet cul-de-sac in this very popular area of Molescroft ideal for the schools, the property is offered with no forward chain. Having two reception rooms, the dining room could be remodelled to create an open plan dining kitchen or retained to provide flexibility of layout. With parking for three cars plus a garage and an easy to maintain landscaped rear garden, viewing is highly recommended.

LOCATION

The property is located on a corner plot position on the cul-de-sac forming Marchant Close. Marchant Close lies off Lockwood Road in this much sought after residential development on the north side of Molescroft. Lying in the 'Ofsted Excellent' catchment for Molescroft Primary School, the property is also conveniently close to Longcroft Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern uPVC front door with ornate stained glass panel, laminate flooring which runs through the majority of the ground floor, stairs to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and low level WC. Window to the front elevation, tiled splashback and laminate flooring.

LIVING ROOM

13'6 x 13'4 (4.11m x 4.06m)
A well proportioned room, the focal point being an electric fire set in a white Adam style surround with marble hearth and back. Laminate flooring, window to the front elevation and large understairs storage cupboard. An archway leads through to the dining room.

DINING ROOM

8'10 x 7'10 (2.69m x 2.39m)
Laminate flooring and French doors opening into the garden. There is potential to remove the stud wall between the kitchen and dining room to create an open plan living dining kitchen overlooking the garden.

KITCHEN

8'10 x 8'8 (2.69m x 2.64m)
A good range of wall and base storage units with beech style fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring stainless steel gas hob with extractor over. Integrated oven and 1 1/2 bowl sink and drainer. Space and plumbing for washing machine and fridge freezer. uPVC stained glass panelled door providing access to the side of the property and window overlooking the garden.

FIRST FLOOR

LANDING

Window to the side elevation, storage cupboard housing the newly fitted Ideal Standard gas combi boiler.

BEDROOM 1

11'4 x 10'4 (3.45m x 3.15m)
Window to the front elevation, archway through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Shower cubicle and vanity unit with semi-recessed hand wash basin, tiled splashbacks and window to the side elevation.

BEDROOM 2

10'4 x 9'2 (3.15m x 2.79m)
Window to the rear elevation.

BEDROOM 3

7'6 x 6' (2.29m x 1.83m)
Window to the front elevation and cupboard over stairs.

BATHROOM

Three piece sanitary suite comprising low level WC, vanity unit with semi-recessed hand wash basin and panelled bath with shower attachment over, window to the rear elevation.

OUTSIDE

The property occupies a corner plot. There is an area of open plan lawn immediately to the front with a number of ornate shrubs. A side drive provides ample parking for at least three cars and leads down to the single garage.

The rear garden is landscaped both for ease of maintenance and to create an attractive outdoor space. There is a paved seating area immediately adjacent to the French doors leading off from the dining room, and the garden has been largely gravelled with a central raised ornamental pond. The flower borders are planted with a number of ornamental shrubs and trees and there is a gate providing access onto the driveway.

GARAGE

A detached garage with electric remote control up & over door, supplied with power and light. Option for storage in the roofspace.

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).

COUNCIL TAX

The Council Tax Band for this property is Band D.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

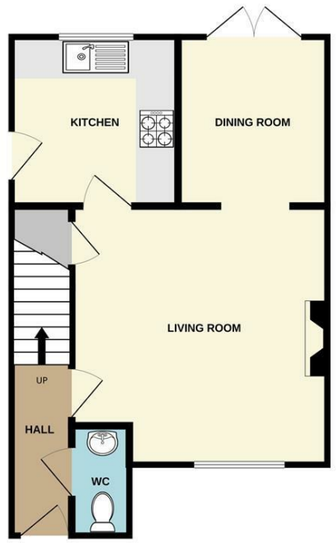
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident 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

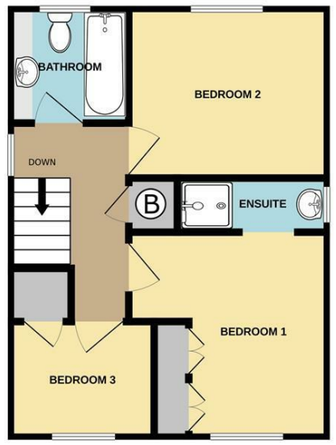
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



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.

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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