



QUICK & CLARKE
The Property Specialists

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Richmond Cottage, 24A Manor Road, Beverley HU17 7BY
£499,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Spacious three bed detached bungalow
- Constructed 2012 to very high standard
- Prime location
- Close to town centre
- Three receptions plus dining kitchen
- Off street parking & garage
- Easy to maintain gardens
- Council Tax Band: E
- EPC Rating: B

Constructed in 2012 this bespoke modern bungalow offers spacious and flexible accommodation in a superb location just to the north of Beverley town centre. Approaching 1,700 square feet/158 square metres, the property has attractive accommodation which includes three reception rooms, a beautiful dining kitchen, a ground floor bedroom and a rear conservatory. To the first floor is the largest double bedroom with a further guest bedroom both enjoying the use of a generous sized bathroom with Jack & Jill doors. Situated in a superb position away from the road the property has off street parking, integral garage and easy to maintain gardens.

LOCATION

The property is located in a prime position just to the north of the town centre and tucked away behind a similar bungalow. Manor Road is accessed off Wylies Road, only a short walk to a Health Centre, Pharmacy, the Bus Station and Beverley town centre.

The driveway is just to the south of 24 Manor Road and the property is set back in a peaceful location.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'4" x 5'5" (1.93m x 1.65m)

A wide and welcoming entrance hall with a uPVC stained glass panelled front door. Window to side elevation and stairs to the first floor accommodation. Oak glass panelled door leads through into the living room.

LIVING ROOM

18'9" x 13'6" (5.72m x 4.11m)

A well proportioned room with bay window to front elevation. Oak style laminate flooring. Attractive marble fireplace houses electric fire. Open archway through to dining room.

DINING ROOM

14'2" x 9'2" (4.32m x 2.79m)

Continuation of the oak style laminate flooring. Large storage cupboard/cloaks with hanging hooks for coats and manifolds for the underfloor heating. Window to side elevation.

DINING KITCHEN

19'2" x 13'1" (5.84m x 3.99m)

A beautiful fitted kitchen with an extensive range of wall and base storage units with complementing work surfaces. Ceramic tiled splashbacks. Five ring electric hob with canopy extractor over. Inset one and a half bowl composite sink and drainer. Neff double ovens, combi microwave and built-in coffee machine. Integrated dishwasher and fridge freezer. Two windows to the side elevation. Opening in utility room.

UTILITY ROOM

With units and work surfaces to match those of the kitchen. Composite one and a half bowl sink and drainer. Space and plumbing for washing machine and tumble dryer. uPVC stained glass panelled door to the side elevation. Internal door through to the garage.

BEDROOM 3

15'4" x 10'4" (4.67m x 3.15m)

A continuation of the oak laminate flooring. Window to rear elevation. Access to the loft.

SHOWER ROOM

10'3" x 7'3" (3.12m x 2.21m)

Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and walk-in shower enclosure. Fully tiled walls and floor. Heated towel rail and window to side elevation. Vanity storage units and mirror over sink.

SITTING ROOM

11'4" x 10'10" (3.45m x 3.30m)

Offering flexibility of use and currently used as a study and sitting room and with patio doors opening into the conservatory.

CONSERVATORY

12'4" x 10'10" (3.76m x 3.30m)

French doors leading out onto the rear garden.

FIRST FLOOR

LANDING

Cupboard housing the hot water cylinder, manifolds for the underfloor heating at first floor level and water reservoirs for the sprinkler fire protection system.

BEDROOM 1

16'8" x 13'4" (5.08m x 4.06m)

A very well proportioned room with window to rear elevation and further Velux roof light. Large walk-in wardrobe. Jack & Jill door through to bathroom.

BATHROOM

14'6" x 7'0" (4.42m x 2.13m)

Four piece sanitary suite comprising panelled bath, low level w.c., pedestal hand wash basin and walk-in shower enclosure. Heated towel rail. Fully tiled walls and floor and Velux roof light. Vanity storage units and mirror over sink.

BEDROOM 2

10'7" x 9'9" (3.23m x 2.97m)

Window to front elevation and Jack & Jill door through to the first floor bathroom.

OUTSIDE

The property is approached on a long tarmac drive which leads past the neighbouring property's garage and to a tarmac parking area in front of the property.

The front garden has been laid under artificial lawn for ease of maintenance.

The rear garden is accessed via a pathway which leads past the side door and through a timber gate. The rear garden has been landscaped for ease of maintenance using a combination of pavers, brick setts and gravel. The rear garden is an attractive feature and has a fenced perimeter to three sides, a timber pergola and a large groundkeeper's shed for storage.

GARAGE

16'8" x 8'8" (5.08m x 2.64m)

An integral garage accessed via a courtesy door from the utility room and with electric up and over door, wall mounted Worcester Bosch gas boiler which feeds the underfloor heating and hot water. Supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system and underfloor heating.

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



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.

While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix C3205