



**QUICK&CLARKE**  
The Property Specialists

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**24 Collieridge Grove, Beverley HU17 8XD**  
**Offers in the region of £210,500**



- 3 bedrooms plus fabulous boarded loft space
- Stylish kitchen and bathroom
- Deceptively spacious throughout
- Tucked away head of cul-de-sac position
- Location ideal for major road network and amenities
- Allocated parking space
- Council Tax Band: C
- EPC rating: C

An immaculately presented and stylish family house which has been much enhanced and improved over time with a very attractive layout which benefits greatly from a large boarded loft space. The property offers great flexibility of accommodation which is arranged over three floors. Situated at the head of a cul-de-sac ideal for the major road network and the Retail Park on the south side of Beverley. Viewing of this property is a must.

LOCATION

The property is located on Collieridge Grove which is accessed off Wingfield Way on this popular, modern development on the south side of Beverley close to the major road network and the Morrison's Retail Park.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

6'5" x 7'11" (1.96m x 2.41m)  
An extension to the front of the property to create a L-shaped entrance porch with contemporary composite front door with four glass panels. Windows to both front and side aspects.

CLOAKROOM

6'8" x 3'4" (2.03m x 1.02m)  
With two piece sanitary suite comprising close coupled w.c. and vanity countertop hand wash basin.

LIVING ROOM

15'11" x 12'7" (4.85m x 3.84m)  
A well proportioned room with window to front elevation and double oak glass panelled doors leading through into the dining kitchen. Stairs lead to the first floor accommodation.

DINING KITCHEN

15'10 x 10' (4.83m x 3.05m)  
A very attractive kitchen with gloss white fronts, stainless steel handles and complimenting butcher's block work surfaces. Four ring induction hob with glass splashback and extractor over, composite sink and drainer, integrated oven, microwave, dishwasher, washing machine and fridge/freezer. Modern Ideal Standard boiler concealed in wall unit. Window overlooking the garden and patio doors into conservatory.

CONSERVATORY

9'8" x 7'3" (2.95m x 2.21m)  
With French doors opening into the garden and laminate floors.

FIRST FLOOR

LANDING

Fixed staircase to the boarded loft space with attractive oak bannister and glass panels. Fitted wardrobes at second floor level.

BEDROOM 1

13'10" to wardrobes x 8' (4.22m to wardrobes x 2.44m)  
Fitted wardrobes and two windows to the front elevation.

BEDROOM 2

7'9" x 9'4" (2.36m x 2.84m)  
Fitted wardrobes and window to rear elevation.

BEDROOM 3

6'10" x 6'3" (2.08m x 1.91m)  
Window to rear elevation.

BATHROOM

6'6" x 5'5" (1.98m x 1.65m)  
With a stunning three piece sanitary suite comprising close coupled w.c., vanity hand wash basin, panelled bath with glass screen and shower over. Fully tiled walls and floor. Window to the side elevation.

BOARDED LOFT SPACE

11'11" x 11' (3.63m x 3.35m)  
Velux roof window, light, power and heating.

OUTSIDE

The property is set back from the cul-de-sac with the front garden being laid under decorative slate chippings for ease of maintenance and providing parking for a second vehicle.

The rear garden is enclosed by fencing on three sides and is largely lawned with a decked patio area immediately adjacent to the rear of the house. A further area of garden lies behind the rear fence where there is a shed and a number of mature trees.

ALLOCATED PARKING

Within the car park there is allocated parking for one car in addition to the parking on the front of the property.

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](mailto: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.

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. Made with Metropix ©2025