Quick & Clarke
PROPERTY SPECIALISTS

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120 Poplars Way, Beverley HU17 8PU

£315,000

Beverley | Cottingham | Hornsea | Willerby

- Modern kitchen and bathrooms
- No onward chain
- Westerly facing garden
- En-suite to principal bedroom
- Highly regarded area
- Convenient for amenities and major road network
- Council Tax Band: D
- EPC Rating: D

Offered to the market with no onward chain, this attractive detached property has been thoughtfully updated over time and is situated in a sought-after area of Beverley, convenient for both the town centre and major road networks. The accommodation features a modern kitchen and updated bathrooms, including an en-suite shower room to the principal bedroom. Outside, the property benefits from off-street parking, a garage, and a low-maintenance, west-facing rear garden overlooked by a glass-roof conservatory. Positioned within the catchment area for both Beverley Grammar School and Beverley High School, viewing is highly recommended.

LOCATION

The property is located on Poplars Way which is accessed off Victoria Road in this sought after area just to the south west of the town centre. Ideal for the major road network the property is also in the catchment area for Beverley Grammar School and the High School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a uPVC front door with glass panel and further window to one side. Oak style floor covering which flows into the open plan living dining room.

OPEN PLAN LIVING DINING ROOM

25'7" x 10'8" (7.80m x 3.25m)
The original layout of the property has been remodelled to create a much more open plan ground floor which is open plan between living room, the dining room and the kitchen. Within the living room there is an electric fire set in the fireplace with timber mantle above and window to the front elevation. Oak style floor covering. Within the dining room there are French doors into the conservatory.

CONSERVATORY

10'10" x 10'0" (3.30m x 3.05m)
A superb extension to the rear of the property with glass roof, tiled floor and French doors opening onto the decked area of the westerly facing rear garden.

KITCHEN

Open plan into the dining room - a very attractive kitchen offering a good range of wall, drawer and base storage units. Molded Corian work surfaces with matching upstand, one and a half bowl molded sink and drainer, Neff electric hob with stainless steel splashback and extractor over. Integrated oven, microwave and dishwasher. Window overlooking the garden.

INNER LOBBY

With uPVC door opening onto the side of the property and stairs to the first floor accommodation.

CLOAKROOM

4'2" x 2'11" (1.27m x 0.89m)
With close coupled w.c. and corner pedestal hand wash basin.

FIRST FLOOR

LANDING

Window to the side elevation and airing cupboard shelved out for storage.

PRINCIPAL BEDROOM

11'5" to wardrobes x 9'2" (3.48m to wardrobes x 2.79m)
With modern fitted wardrobes plus a bulkhead storage cupboard and window to the rear elevation.

EN-SUITE SHOWER ROOM

5'9" x 4'6" (1.75m x 1.37m)
With a three piece sanitary suite comprising corner shower enclosure, wall hung hand wash basin and close coupled w.c. Window to side elevation.

BEDROOM 2

11'1" x 8'7" (3.38m x 2.62m)
Extensive range of wardrobes including drawer units and window to front elevation.

BEDROOM 3

9'0" x 7'11" (2.74m x 2.41m)
Window to front elevation. Fitted drawer units.

BATHROOM

7'10" x 5'11" (2.39m x 1.80m)
With a three piece sanitary suite comprising vanity hand wash basin, close coupled w.c. and corner shower enclosure. Tiled walls, chrome heated towel rail and window to the side elevation.

OUTSIDE

The property is set back from the road with a brick sett driveway providing parking for two cars. The front garden has an area of lawn with a flower border to one side. Access can be gained down the side of the property to the rear garden.

The rear garden is westerly facing with a decked seating area adjacent to the conservatory. Steps lead up to a central lawn with flower borders some of which have been laid under slate chippings for ease of maintenance and there is a shed for storage.

INTEGRAL GARAGE

9'5" x 7'9" (2.87m x 2.36m)
Up and over door, light and power. Wall mounted Ideal Standard Vogue boiler.

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

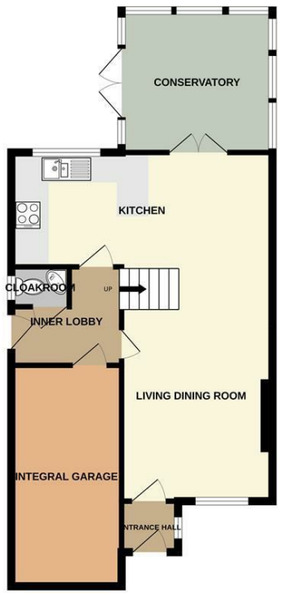
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

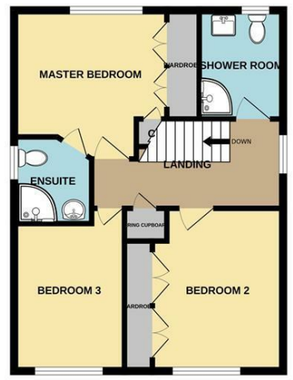
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are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

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.