Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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10 St. Pauls Way, Tickton, Beverley HU17 9RW

£335,000

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- Four bedrooms / two reception rooms/Westerly facing Conservatory
- Generous sized westerly facing and private garden
- Off street parking & double garage
- Tickton Primary & Beverley Grammar / High School catchment
- Modern four piece bathroom
- EPC Rating: C
- Council Tax Band: E

A superbly proportioned four-bedroom family home featuring two separate reception rooms and a bright conservatory. Occupying a fantastic corner plot with a private, west-facing rear garden, the outdoor space wraps beautifully around all sides of the property.

Alongside extensive off-street parking and an integral double garage, the house sits within the sought-after catchment area for Beverley Grammar School, Beverley High School, and the outstanding Tickton Primary School. Located just two miles from the heart of Beverley and its excellent amenities, viewing this exceptional property is highly recommended.

LOCATION

The property occupies a superb corner plot at the junction of St Pauls Way and St Pauls Drive. Backing directly onto an area of recreational green space, the garden enjoys a wonderful sense of privacy and a peaceful ambience.

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located just to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster. Tickton sits in the catchment area of Beverley Grammar School and the High School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
14'9" x 9'9" (4.50m x 2.97m)
Modern composite front door with multi-point locking system. Window to side aspect and inset mat well. Laminate flooring and stairs to the first floor accommodation.

LIVING ROOM
18'5" x 11'9" (5.61m x 3.58m)
A very well proportioned living room with an open grate fire currently housing gas living flame fire with dark wood surround and marble hearth and back. Window to front elevation and patio doors leading into the conservatory.

DINING ROOM
16'3" x 9'10" (4.95m x 3.00m)
Laminate flooring and two windows to the rear elevation.

CONSERVATORY
12'3" x 12'3" (3.73m x 3.73m)
A superb extension to the rear of the house and westerly facing with French doors leading out onto the patio area of the rear garden. Laminate flooring.

KITCHEN
9'2" x 8'9" (2.79m x 2.67m)
Offering a range of wall and base storage units with white fronts, laminate work surfaces, four ring electric hob with canopy extractor, porcelain one and a half bowl sink and drainer, double oven and space and plumbing for dish washer. Porcelain tiled floor and window to the side elevation.

UTILITY ROOM
5'11" x 4'10" (1.80m x 1.47m)
Wall and larder storage units. Space and plumbing for washing machine and tumble dryer. uPVC glass panelled door opening onto the side of the property.

DOWNSTAIRS CLOAKROOM
With a two piece sanitary suite comprising wall hung hand wash basin and low level w.c. Porcelain tiled floor.

FIRST FLOOR

LANDING
Storage cupboard and window to rear elevation.

BEDROOM 1
11'4" x 11'9" (3.45m x 3.58m)
Double bedroom with window to front elevation.

BEDROOM 2
11'3" x 10'3" (3.43m x 3.12m)
Window to rear elevation overlooking the garden.

BEDROOM 3
16'9" x 9'10" (5.11m x 3.00m)
Window to front elevation and access to the loft for storage.

BEDROOM 4
11'10" x 6'10" (3.61m x 2.08m)
Window to rear elevation.

BATHROOM
10'2" x 6'11" (3.10m x 2.11m)
With a four piece sanitary suite comprising roll top bath, vanity unit with semi-recessed hand wash basin, back to the unit w.c. and corner shower enclosure. Chrome heated towel rail and window to side elevation. Tiled floor and partially tiled walls.

GARAGE
16'6" x 14'1" (5.03m x 4.29m)
A double integral garage with roller shutter door. Three windows to the side elevation and one window to the rear and door providing access from the side of the property. Wall mounted modern Worcester Bosch gas boiler. The garage is supplied with light and power.

OUTSIDE
The property is situated on an attractive corner plot and courtesy of its mature boundary hedge enjoys an excellent level of privacy. A tarmac drive leads up to the double garage and there is a lawned garden to one side. A gate provides access down the southern side of the property where there are two sheds and leads into the rear garden.

The rear garden is generously sized and ideally westerly facing ensuring it gets a good level of sunshine. Largely lawned with mature and established flower borders, there is a patio seating area adjacent to the conservatory and to the side is a productive soft fruit garden.

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).

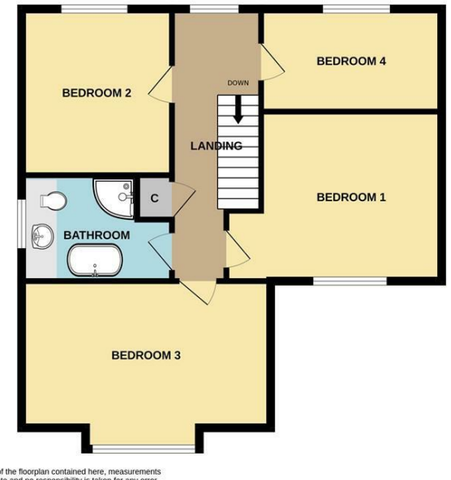
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

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.