Quick & Clarke
PROPERTY SPECIALISTS

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11 Longcroft Park, Beverley HU17 7DY

Guide Price £575,000

Beverley | Cottingham | Hornsea | Willerby

- Three reception rooms plus living dining kitchen
- Great flexibilty with five bedrooms
- Large South-Westerly facing garden
- Superb cul-de-sac position overlooking communal green
- Parking for four cars
- EPC Rating: C
- Council Tax Band: F

Attractively presented and thoughtfully extended, this spacious family home offers an exceptional degree of flexibility. The heart of the house is the bright living-dining kitchen, which overlooks a private, south-westerly facing rear garden. Complementing this space are three further reception rooms, providing ample layout options for modern living. The accommodation features five bedrooms, including a charming conversion within the original loft space.

Renowned for its strong community feel and centred around a communal green, this home sits on arguably Beverley's most sought after cul-de-sac. Its location is hard to beat, offering a scenic walk via historic New Walk to both the town centre's amenities and the open spaces of the Beverley Pastures.

LOCATION
The property is located on what we consider to be the most highly regarded cul-de-sac in Beverley. Situated off Molescroft Road, many of the properties overlook a central Green which the community uses for a number of shared activities and celebrations. Situated just to the North of the town centre and within easy walking distance of both the amenities and Longcroft School, the location alone is one of the highlights of this property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
uPVC double glazed door and quarry tiled floor.

ENTRANCE HALL
14' x 6'9" (4.27m x 2.06m)
Timber front door with stained glass panel and stairs to the first floor accommodation.

LIVING ROOM
15'4" into bay x 11'11" (4.67m into bay x 3.63m)
A well proportioned living room with bay window to the front elevation fitted with shutters and overlooking the central Green. The focal point of the room is a large ornate painted fireplace housing open grate fire with granite hearth and back. Dark wood style floor covering.

SITTING ROOM
15'6" into bay x 12' (4.72m into bay x 3.66m)
A further well proportioned reception room situated to the rear of the property and overlooking the South-Westerly facing garden. A wood burning stove is set into a stone fireplace and French doors open out onto the rear garden and are fitted with shutters to match those in the living room.

STUDY
10'5" x 9' (3.18m x 2.74m)
Offering flexibility of use and with a dark wood floor covering and window to the front elevation. Large storage cupboard which is used for coats and fitted with the modern gas boiler.

OPEN PLAN LIVING DINING KITCHEN
17'7" x 22' (5.36m x 6.71m)
Of an L-shape, the kitchen offers a generous range of wall and base storage units with hardwood oak fronts and solid granite work surfaces with matching splashback, five-ring gas hob with extractor over, one and a half bowl sink and drainer, integrated double oven and warming drawer, space for American style fridge freezer and porcelain tile floor.

To the living dining area there are bi-fold doors which open out onto the rear garden and the room has windows to both side aspects to create a beautiful light feel. Solid oak flooring.

CLOAKROOM
5'6" x 4'3" (1.68m x 1.30m)
Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin.

FIRST FLOOR

LANDING

BEDROOM 1
18' x 10'5" (5.49m x 3.18m)
Window to the front elevation.

EN-SUITE BATHROOM
9' x 6'4" (2.74m x 1.93m)
Four piece sanitary suite comprising corner shower enclosure, panelled bath, vanity hand wash basin and close coupled w.c., chrome heated towel rail and window to the rear elevation.

BEDROOM 2
15'4" into bay x 11'11" (4.67m into bay x 3.63m)
Window to the front elevation.

BEDROOM 3
13'9" x 11'11" (4.19m x 3.63m)
Window to the rear elevation.

BEDROOM 4
7'10" x 7'7" (2.39m x 2.31m)
Window to the front elevation.

BATHROOM
8'4" x 6'2" (2.54m x 1.88m)
Four piece sanitary suite comprising wall hung hand wash basin, close coupled w.c., panelled bath with tiled panel and surround, shower enclosure, heated towel rail, tiled floor and window to the rear elevation.

SECOND FLOOR

LOFT BEDROOM
13'7" x 12'8" maximum (4.14m x 3.86m maximum)
Velux window and access to storage in the eaves space.

OUTSIDE
The property is set back from the road with a brick sett drive providing parking for up to four cars. Access can be gained down the side of the property to the rear garden.

The rear garden is a real feature of the property being South-Westerly facing and mature. Largely lawned, there is a patio area with pergola adjacent to the living dining kitchen. The garden benefits from a mature boundary which creates a good level of privacy and there is a shed for storage.

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

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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.