



Quick & Clarke

PROPERTY SPECIALISTS

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1 Hambling Drive, Beverley HU17 9GD
£475,000

- Spacious modern family house
- Three reception rooms - Four bedrooms - Two bathrooms
- Large corner plot
- 1,600 square feet & modern throughout
- Extensive parking & double garage
- Stunning recently replaced dining kitchen
- Westerly facing garden
- Council Tax Band: F
- EPC Rating: D

A stunning and spacious family house situated on a superb corner plot which has recently undergone many tasteful improvements. Having the flexibility of three reception rooms, the property also has four good size bedrooms with two bathrooms and the heart of the home is most certainly a recently replaced stunning dining kitchen. The generous size plot offers extensive parking and the property has a double garage and beautifully tended gardens.

LOCATION

The property is located on the corner of Hambling Drive and Lockwood Road in this ever popular modern residential development which lies off Grange Road, Beverley’s northern bypass. With convenient pedestrian and cycle access directly into Beverley town centre the area is also situated in the Ofsted Excellent Molescroft Primary catchment area which makes the area much sought after by families.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'4" x 9'2" (4.37m x 2.79m)
Modern composite front door with glass panel and window to one side. Attractive oak style laminate flooring and stairs to the first floor accommodation with cloak cupboard under.

CLOAKROOM

5'10" x 2'9" (1.78m x 0.84m)
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin set into a shallow niche. Tiled splashback. Window to side elevation.

LIVING ROOM

25'6" x 11'7" (7.77m x 3.53m)
A very well proportioned dual aspect living room which runs front to back. With walk-in bay window to the front elevation, patio doors to the rear open out onto the composite decked seating area. A gas living flame fire is set in a modern oak surround with marble hearth and back. The living room is accessed from the entrance hall through double timber glass panelled doors.

SNUG / DINING ROOM

11'1" x 9'10" (3.38m x 3.00m)
Double timbered glass panelled doors opening from the entrance hall. Window to rear elevation. Oak laminate flooring. The position of the room adjacent to the dining kitchen offers great flexibility of use.

STUDY

9'2" x 7'6" (2.79m x 2.29m)
A dual aspect room allowing for further flexibility of use.

BREAKFAST KITCHEN

20'0" x 10'4" (6.10m x 3.15m)
Stunning breakfast kitchen offering a very generous range of wall and base storage units with willow green base units and white wall units. Quartz work surfaces with matching upstands and peninsular unit, inset basin, four ring induction hob with extractor and integrated double oven, fridge, freezer and dishwasher. Patio doors in the dining area which lead out onto the rear garden and further window to the side elevation.

UTILITY ROOM

5'11" x 5'11" (1.80m x 1.80m)
Wall and base units, Worcester boiler (2 years old), stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Window to the side elevation.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank.

MASTER BEDROOM

16'4" x 14'0" (4.98m x 4.27m)
Two windows to the front elevation. Modern fitted wardrobes with mirrored fronts. Oak style laminate flooring.

EN-SUITE SHOWER ROOM

8'11" x 6'8" (2.72m x 2.03m)
Three piece sanitary suite comprising corner shower cubicle with Mira mixer shower, close coupled w.c. and pedestal hand wash basin. Fully tiled walls and floor and with modern shower board in the shower area. Dual aspect windows. Heated towel radiator.

BEDROOM 2

9'1" x 9'6" (2.77m x 2.90m)
Built-in wardrobe. Window to the rear elevation.

BEDROOM 3

11'9" x 8'9" (3.58m x 2.67m)
Built-in wardrobe. Window to rear elevation.

BEDROOM 4

9'3" x 6'9" (2.82m x 2.06m)
Built-in wardrobe. Window to front elevation.

BATHROOM

8'0" x 6'9" (2.44m x 2.06m)
Three piece sanitary suite comprising walk-in shower enclosure with Mira mixer shower, pedestal hand wash basin and close coupled w.c. Fully tiled walls.

OUTSIDE

The property is set back from Hambling Drive with a very extensive area of parking laid under brick setts. There is a mature hedge to one side with a manageable area of pots.

A spacious rear garden befitting of this attractive family house with a composite decked patio area situated immediately behind the living room. The garden is largely lawned with decorative stone laid on the flower borders and continues to the side of the property and where there is a shed for storage. There is also a further seating area under a pergola. The garden is supplied with three double electrical sockets and an outside tap.

DOUBLE GARAGE

16'0" x 15'10" (4.88m x 4.83m)
Double up and over vehicular doors and supplied with light and power. Side courtesy door.

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).



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.

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