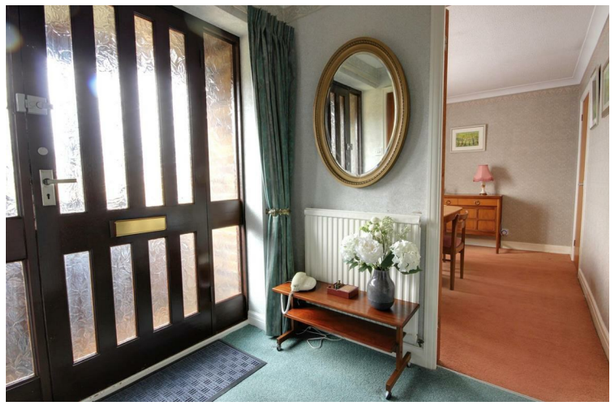

Quick & Clarke
PROPERTY SPECIALISTS

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11 Burney Close, Beverley HU17 7EQ

£325,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain - vacant possession
- Superb tucked away cul-de-sac position
- Sought after Molescroft location
- Three bedrooms - great flexibility of living space
- Private rear garden
- Off street parking & garage
- Modern shower room
- Council Tax Band: D
- EPC Rating: C

Tucked away at the head of a quiet cul-de-sac, this superb detached bungalow offers surprisingly versatile accommodation, ideal for a variety of lifestyle needs. Offered to the market with the distinct advantage of no onward chain and vacant possession, the property features up to three bedrooms, which can easily be adapted as home offices or a formal dining room depending on your requirements.

The living space is further enhanced by a generous conservatory overlooking a private rear garden, creating a bright and tranquil area to relax year-round. The modern shower room has been recently updated for ease of use, featuring a low-access shower.

Externally, the bungalow benefits from side parking for two vehicles alongside a large garage, making this a practical, flexible home sure to appeal to a wide range of buyers.

LOCATION

The bungalow is situated at the head of a cul-de-sac on Burney Close which is accessed off Copandale Road in the much sought after Molescroft area of Beverley. Lying just to the north of the town centre the property also has convenient pedestrian access to the local amenities on Woodhall Way via a footpath that runs from the adjacent cul-de-sac through communal open space.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE PORCH

Hardwood glass panelled door opens into an entrance porch with porcelain tiled floor.

HALLWAY

A generous sized L-shaped hallway with timber glazed door providing access from the entrance porch. Two large storage cupboards, one housing the modern Ideal Standard boiler and shelved out as airing cupboard.

LIVING ROOM

17'4" x 11'10" (5.28m x 3.61m)

Positioned to the rear of the property a very well proportioned living room the focal point being a dark wood fireplace with marble hearth and back housing gas living flame fire. Sliding door opens into the conservatory.

CONSERVATORY

21'6" x 7'6" (6.55m x 2.29m)

A superb extension to the rear of the property with glass roof and French doors leading out onto the rear garden.

KITCHEN

11'4" x 11'11" (3.45m x 3.63m)

Offering a good range of wall and base storage units with white fronts, laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer, electric hob with extractor over and oven. Space and plumbing for washing machine and fridge freezer. Space for table. Window to rear elevation and door opening into the conservatory.

MASTER BEDROOM

11'6" x 11'11" (3.51m x 3.63m)

Situated to the rear of the property with window overlooking the garden and fitted wardrobes.

BEDROOM 2

12'0" x 8'6" (3.66m x 2.59m)

Currently repurposed as a dining room and offering flexibility of use with bay window to the front elevation and built-in wardrobe/cupboard.

BEDROOM 3

11'8" x 8'6" (3.56m x 2.59m)

Window to front elevation and built-in wardrobes.

SHOWER ROOM

A modern shower room with wall hung hand wash basin and walk-in shower with glass screen. Ceramic tiled walls with modern shower board in the shower area and window to the front elevation.

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.

SEPARATE WC

With a two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin. Fully tiled walls and window to the front elevation.

OUTSIDE

The property is set back from the head of the cul-de-sac with a largely open plan lawn and a path leading to the front door. The driveway leads down the side of the property and has been laid under gravel and there is a gate providing access into the garden.

The rear garden is a very private space being enclosed by walls and hedges to three sides. There is a patio area that leads out onto an area of lawn with established flower borders.

GARAGE

16'9" x 8'9" (5.11m x 2.67m)

Electric up and over door, supplied with light and power and with courtesy door opening into the rear garden and opportunity for storage in the roof space.

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 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

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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