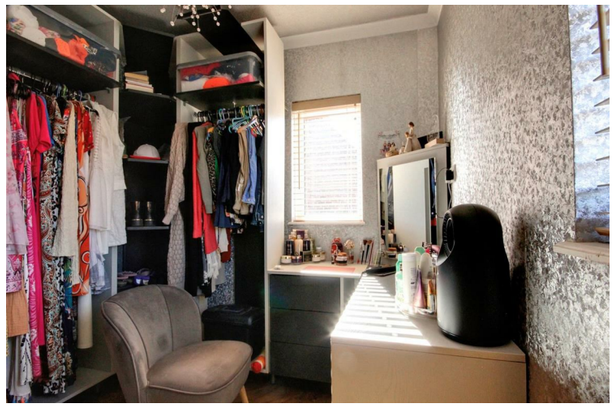
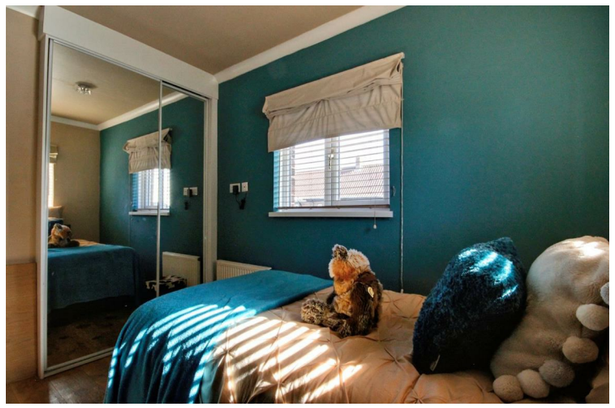
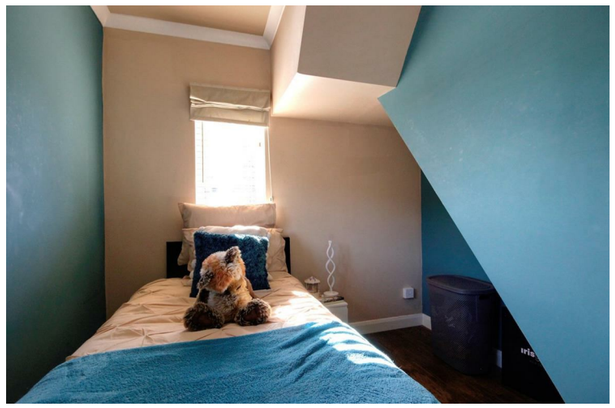

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QUICK&CLARKE
The Property Specialists

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East Riding of Yorkshire HU17 8DB
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37 Nolloth Crescent, Beverley HU17 0BL

Guide Price £219,950

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Stunning family home
- Stylish elevations throughout
- Two receptions
- Contemporary kitchen
- Utility/store
- Three bedrooms all fitted
- Modern house bathroom
- Loft area
- Superb low maintenance gardens and half moon driveway
- EPC Rating: C; Council Tax Band: A

This beautiful, deceptively spacious home has been transformed by the current owners to boast stylish elevations throughout. Enjoying uPVC double glazing and gas central heating, the property is approached by a half moon driveway providing ease of parking for several vehicles. Karndean flooring flows throughout the ground floor, with well-appointed accommodation enjoying entrance hall, through lounge with French doors to garden and modern fireplace, dining room, contemporary kitchen with built-in appliances and utility room/store. To the first floor there are three fitted bedrooms and a modern house bathroom. A fixed staircase leads to the loft area. The stunning rear garden is landscaped to provide an ease of maintenance aspect, with space and a good degree of privacy.

Simply ready to key turn and enjoy living in this beautiful property; an early viewing is an absolute must!

LOCATION

Nolloth Crescent is accessed via Hodgson Avenue either from Thompson Avenue or Goths Lane, and lies just to the East of the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts and an oak storm canopy above opens into:

ENTRANCE HALLWAY

Attractive Karndean flooring and staircase leading to the first floor accommodation.

LOUNGE

17'10" x 9'6" (5.44m x 2.90m)
uPVC double glazed window to the front elevation, attractive Karndean flooring with feature border, uPVC double glazed French doors leading out into the rear garden, feature fireplace with living flame gas fire and wall mounted TV aerial point.

DINING ROOM

10'10" x 9'11" (3.30m x 3.02m)
uPVC double glazed window to the front elevation, attractive Karndean flooring with feature border and door opening leading into the kitchen.

KITCHEN

16'1" x 5'6" (4.90m x 1.68m)
uPVC double glazed window to the rear elevation and uPVC door with glazed inserts leading out into the rear garden, a superb extensive range of fitted base and wall units in an ivory and aubergine gloss finish with feature handles and under wall unit lighting. Stainless steel double oven and microwave combination, ceramic hob with feature extractor and glass splashback, sunken sink unit with drainer and mixer, attractive Karndean flooring, integrated dishwasher and integrated fridge freezer. A door leads into:

UTILITY/STORE

Door to garden.

FIRST FLOOR

LANDING

Fixed staircase leading to the loft area, uPVC double glazed window to the rear elevation and attractive glass and oak balustrade.

BEDROOM 1

10'10" x 10'2" (3.30m x 3.10m)
uPVC double glazed window to the front elevation, attractive Karndean flooring and fitted wardrobes providing hanging and storage facilities. TV aerial point.

BEDROOM 2

10'2" x 6' (3.10m x 1.83m)
uPVC double glazed window to the front elevation, attractive Karndean flooring and fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

8'10" x 7'11" (2.69m x 2.41m)
uPVC double glazed window to the rear and side elevation and attractive Karndean flooring. Fitted wardrobes with shelves and hanging space.

BATHROOM

7'8" x 5'10" (2.34m x 1.78m)
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with mixer shower head, low level w.c. and pedestal wash hand basin, fully tiled walls in two tone tiling, attractive Karndean flooring and towel radiator.

LOFT AREA

24'8" x 8'10" (7.52m x 2.69m)
Velux roof window, power and light. Fitted wardrobes providing storage facilities. Prospective purchasers should note that this area does not have building regulations and is therefore being marketed as loft area only.

OUTSIDE

To the front of the property is a half moon gravelled driveway which extends to the side providing off-street parking for several vehicles.

The rear garden is beautifully tended and landscaped to provide ease of maintenance with several gravelled planting areas, a palm tree, circular patio and a second circular patio to the head of the garden. There is also a brick built BBQ area. The rear garden is fenced to all sides.

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.

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.