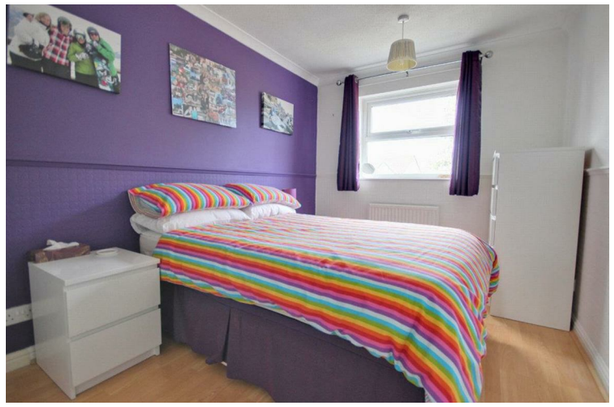

Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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8 Inglefield Close, Beverley HU17 8XG

£350,000

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- Spacious family home
- Four bedrooms
- En-suite to master
- 25 foot living room
- Conservatory to rear
- Attractive elevated rear garden
- Double garage
- Council Tax Band: E
- EPC Rating: D

A lovely light and spacious four bedroom detached house situated in a very popular residential locality close to a good range of amenities and benefitting from good access to Beverley town centre and the main road network. The property offers a 25 foot living room at ground floor along with conservatory to the rear, kitchen and utility room whilst at first floor there are three double bedrooms and a single bedroom along with two bathrooms. The property stands on a good size plot with ample off street car parking, double garage and attractive raised gardens with stone paved seating areas to the rear.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber effect floor, PVCu sealed unit double glazed door and radiator.

CLOAKROOM

Low level w.c. with vanity wash hand basin. Timber effect floor, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

25'0" x 11'0" narrowing to 8'9" (7.62m x 3.35m narrowing to 2.67m)
Timber effect floor. PVCu sealed unit double glazed window to the front with PVCu sealed unit double glazed patio doors to conservatory and two radiators.

KITCHEN

15'4" x 8'5" (4.67m x 2.57m)
Having a range of base and eye level units with timber effect roll edge work surfaces incorporating electric double oven and electric hob with one and a half bowl sink unit. Tiled floor and PVCu sealed unit double glazed window overlooking rear garden.

UTILITY ROOM

7'10" x 7'7" (2.39m x 2.31m)
Matching units with timber effect roll edge work surfaces, one and a half bowl single drainer sink unit and wall mounted gas fired central heating boiler. Tiled floor, PVCu sealed unit double glazed door to outside and door to garage.

CONSERVATORY

18'7" x 7'7" (5.66m x 2.31m)
Of brick and PVCu sealed unit double glazed construction with timber effect flooring and French doors to garden.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder with immersion heater. Built-in bulk head storage cupboard. Loft access and radiator.

BEDROOM 1

11'10" x 11'6" (3.61m x 3.51m)
With an extensive range of fitted wardrobes, laminate floor, PVCu sealed unit double glazed window and radiator.

EN-SUITE

5'7" x 6'5 (1.70m x 1.96m)
Showering cubicle, low level w.c. and pedestal wash basin. Tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

13'2" x 9'0" (4.01m x 2.74m)
Laminate floor, ceiling coving and dado rail. PVCu sealed unit double glazed window and radiator.

BEDROOM 3

13'2" x 8'5" (4.01m x 2.57m)
Laminate floor, ceiling coving and dado rail. PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'2" x 7'0" (2.79m x 2.13m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

8'0" x 6'0" (2.44m x 1.83m)
Shower in oversize glazed cubicle with pedestal wash basin and low level w.c. Tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a gravel and brick sett garden area with hedge boundary along with a double width tarmacadam driveway.

The rear garden is raised and laid mainly to lawn with two paved seating areas, one of which is covered and offers delightful entertaining space. There is also the benefit of a large timber garden shed with two door access.

DOUBLE GARAGE

17'4" x 16'5" (5.28m x 5.00m)

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 PVCu 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

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.

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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