

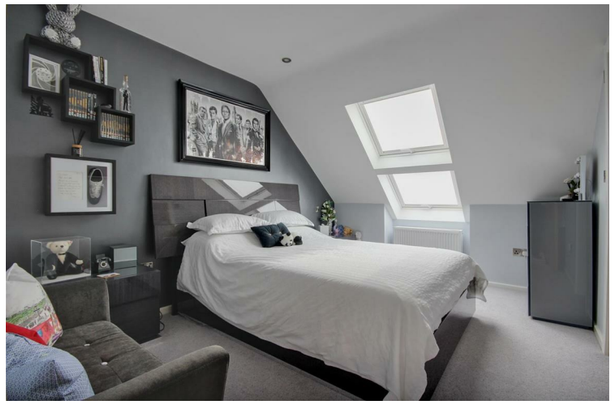


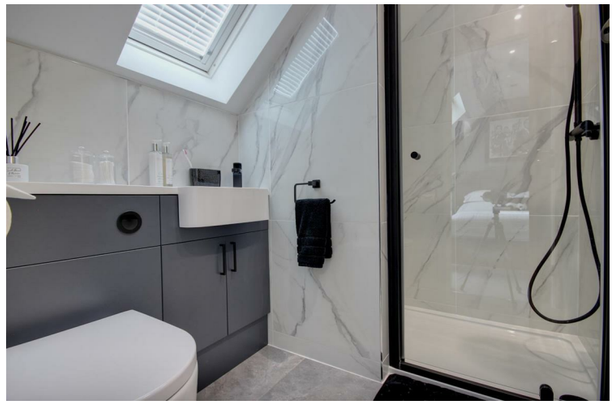












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Quick & Clarke

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2 Barney Close, Tickton HU17 9FF

£560,000

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- Constructed in 2024
- Luxurious specification throughout
- No onward chain
- Fabulous tucked away location with electric gates
- Stunning open plan living/dining kitchen
- Large Southerly facing garden
- Off-street parking for 3/4 cars plus Integral garage
- Updated windows with integral blinds; luxurious carpets and curtains
- Council Tax Band: F
- EPC Rating: B

Constructed in 2024, this beautiful, modern home exudes a luxurious feel throughout. Designed to create a light and bright ambience, the property benefits from a southerly aspect to the rear, greatly enhancing both the open-plan living/dining kitchen and the well-proportioned rear garden.

Having been enhanced with many bespoke features by the current (and first) owner, only an internal viewing allows one to fully appreciate the stylish accommodation on offer. Built with energy efficiency in mind, the property benefits from an air source heat pump with underfloor heating to the ground floor, extensive fenestration with integrated sun blinds, and luxury bathroom suites throughout.

Situated in a gated, tucked-away position close to the centre of this highly regarded village, just 3 miles from Beverley's town centre, the property is offered to the market with no onward chain.

LOCATION

The small cul-de-sac which forms Barney Close encompasses just two properties, accessed via gated entry off Butt Lane. Butt Lane lies just to the south of the village centre, running between Carr Lane and Green Lane behind the highly regarded Tickton Primary School.

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. Situated only 3 miles from Beverley's town centre, residents are within easy reach of the historic market town's rich cultural heritage, extensive shopping, iconic Minster, and famous racecourse. Additionally, the village is ideally placed for convenient access to the scenic East Yorkshire coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
18'11" x 18'4" (5.77m x 5.59m)
A fitting entrance featuring a double-height ceiling with a part-galleried landing above and overhead skylights. Engineered oak flooring flows throughout the ground floor, matching the oak staircase and the contemporary glass-panelled balustrade on the landing. Access is via a modern composite front door equipped with a multi-point locking security system.

LIVING ROOM
17'2" x 15'6" (5.23m x 4.72m)
A very well proportioned living room situated to the front of the property and with French doors opening onto this aspect and with feature electric fire and mounting for a television over.

OPEN PLAN LIVING/DINING KITCHEN
21'9" x 17'1" (6.63m x 5.21m)
Most definitely the heart of this property, the stunning bespoke kitchen has a Southerly aspect with bi-folding doors opening onto the patio area of the rear garden. The kitchen offers a very generous range of dark blue wall and base storage units with contrasting quartz work surfaces and large breakfast bar. Neff induction hob with matching extractor over, integrated oven, combi microwave/air fryer, composite sink and drainer, Fisher and Paykel dishwasher and space for American style fridge freezer.

UTILITY ROOM
17'2" x 9'5" (5.23m x 2.87m)
Fitted to match the kitchen with matching cabinetry and quartz work surfaces, the utility room includes a sink and drainer, alongside space and plumbing for a washing machine and tumble dryer. A built-in cupboard houses the hot water tank, and a door leads out to the rear garden with an adjacent window providing extra natural light. An internal door provides direct access to the garage.

CLOAKROOM
5'3" x 4'7" (1.60m x 1.40m)
Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin.

FIRST FLOOR

GALLERIED LANDING
A light and bright space with access to the loft via loft ladder.

BEDROOM 1
19'1" reducing to 15'1" x 13'10"" (5.82m reducing to 4.60m x 4.22m")
Positioned to the rear of the property with a window overlooking the garden and bespoke fitted wardrobes in addition to a large cupboard shelved out for storage.

LUXURY BATHROOM
A luxurious bathroom positioned adjacent to the principal bedroom and with twin wall hung hand wash basins, whirlpool bath, electric back to the wall bidet toilet with concealed cistern, walk-in Aqualisa electric shower with both overhead and hand shower attachment, window and additional light tunnel, two feature wall mounted radiators, fully tiled walls and a shelved out storage cupboard.

BEDROOM 2
13'7" x 11'10" (4.14m x 3.61m)
Fitted as a dressing room with an extensive range of bespoke wardrobes and matching centre drawer units. French doors opening onto Juliet baldony.

BEDROOM 3
12'10" x 9'10" (3.91m x 3.00m)
Two modern Velux skylights arranged vertically.

EN-SUITE SHOWER ROOM
6'9"x 5'5" (2.06mx 1.65m)
Three piece sanitary suite comprising vanity unit with moulded Corian hand wash basin and vanity shelf, back to the unit w.c., shower enclosure, fully tiled walls and floor, heated towel rail and Velux roof light.

BEDROOM 4
10'2"x 9'10" (3.10mx 3.00m)
Currently used as an office with a window to the front elevation.

OUTSIDE
The property is situated at the head of the cul-de-sac and has the benefit of extensive parking to the front in addition to a block sett drive leading to the front door. There is an area of grass immediately in front of the property. Access can be gained down both sides of the house to the rear garden.

The rear garden is Southerly facing and of a generous size with a patio area adjacent to the rear of the house. With a fenced perimeter, the garden is largely lawned.

SERVICES
Mains water, electricity and drainage are available or connected to the property.

There is a full alarm system with cameras.

CENTRAL HEATING
The property has an air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

DOUBLE GLAZING
The property benefits from uPVC double glazing with integral blinds sandwiched between the glass panels.

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.

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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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