



Quick & Clarke

PROPERTY SPECIALISTS

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12 Elder Park, Beverley HU17 0ZF
£300,000

- Stunning family home
- Incredibly spacious
- Approximately 1,400 square feet
- Larger than many four bed detached houses
- Wonderful second floor master bedroom suite
- Very good size plot
- Large rear garden
- Ample off street car parking & detached brick and tile garage
- Option to acquire 10% share subject to meeting any necessary criteria
- EPC Rating: B. Council Tax Band: E

What might appear to be a regular semi-detached house is far from it. This wonderfully light and spacious four bedroomed semi-detached house extends to almost 1,400 square feet and is therefore much larger than many detached properties offering similar accommodation. The accommodation is arranged over three floors having lovely 16'8" living room along with a stunning breakfast kitchen across the rear of the house and benefitting from garden views, at first floor there are three double bedrooms with contemporary family bathroom and at second floor level the master suite offers lovely light and spacious accommodation with landing study area and en-suite shower room. The garden is extremely well proportioned and large at the rear but also benefits from significant off street car parking and a detached brick and tile garage. This really is an amazing house but it spaciousness and quality can only be appreciated by viewing.

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
Return staircase to first floor with understairs storage cupboard. Tile floor and radiator.

CLOAKROOM
Low level w.c. with concealed cistern and half pedestal wash basin. Tile floor and radiator.

LIVING ROOM
16'8" x 10'8" (5.08m x 3.25m)
PVCu sealed unit double glazed window and radiator.

BREAKFAST KITCHEN
18'5" x 10'3" (5.61m x 3.12m)
A lovely light and open room benefitting from views over the rear garden and having an extensive range of base and eye level units with roll edge work surfaces incorporating an electric oven and hob with integrated fridge freezer and dishwasher along with one and a half bowl single drainer sink unit. Tiled floor, PVCu sealed unit double glazed window, French doors to garden area and radiator.

FIRST FLOOR

LANDING
Built-in cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 1
14'2" x 9'2" (4.32m x 2.79m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2
12'10" x 9'0" (3.91m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
9'4" x 9'0" (2.84m x 2.74m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
9'0" x 6'2" (2.74m x 1.88m)
Panelled bath with shower over, low level w.c. and half pedestal wash basin. Tiled floor. PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

LANDING / STUDY AREA
PVCu sealed unit double glazed window.

MASTER BEDROOM
14'10" x 13'3" (4.52m x 4.04m)
Fitted sliding door wardrobes, four sealed unit double glazed skylights and radiator.

EN-SUITE SHOWER ROOM
7'6" x 5'6" (2.29m x 1.68m)
Shower in cubicle, vanity wash basin and low level w.c. with concealed cistern. Tiled floor and radiator.

OUTSIDE
To the front of the property is an open plan lawned garden with paved path to the front door along with a large side tarmacadam driveway offering excellent off street car parking facility. There is also an EV charging point.

To the rear is a particularly good sized lawned garden with paved seating area.

GARAGE
20'4" x 10'2" (6.20m x 3.10m)
Of brick and tile construction having up and over door and with light and power laid on.

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 Leasehold and the monthly charges for shared ownership for this property at the current 10% share total £706.31. If 100% of the property is purchased we understand that tenure will revert to Freehold (this must be confirmed with 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



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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