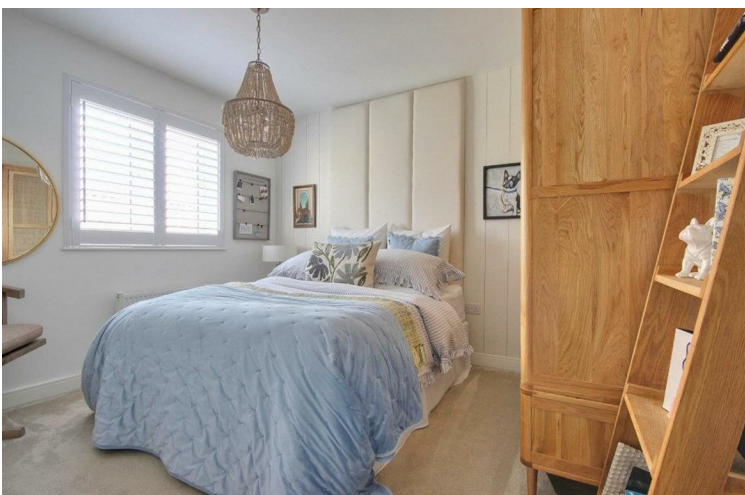




Quick & Clarke

PROPERTY SPECIALISTS

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11 Hardy Drive, Beverley HU17 0WP
£399,950

- Incredibly well presented
- Significant internal upgrades
- Over 1100 square feet
- Great access to Beverley town centre
- 4 bedrooms
- 2 bathrooms
- Stunning gardens
- Solar panels
- EPC Rating: A
- Council Tax Band: E

One of the most beautifully presented properties offering over 1100 square feet of stunning, upgraded accommodation. Having four bedrooms, two bathrooms, a wonderful kitchen/day room across the rear of the house and comfortable and welcoming living room.

The gardens are as equally good as the house and provide beautifully screened, low maintenance entertaining space. Coupled along with the property's location with great access to Beverley town centre, it would surely be difficult to beat the quality of this home.

LOCATION

Hardy Drive is a level walk to Beverley town centre, Train Station and the well regarded Keldmarsh Primary School. 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 and understairs storage cupboard, herringbone timber effect flooring, panelling detail and radiator.

CLOAKROOM

Low level w.c. with concealed cistern, wash basin set within quartz counter and splashback with cupboard below, herringbone timber effect flooring, panelling detail, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

11'7" x 14' (3.53m x 4.27m)
Ornamental brick fireplace with electric log burner and tile hearth, herringbone timber effect floor, panelling detail, PVCu sealed unit double glazed window with shutters and radiator. Sleek wall-mounted Nest Thermostat. Bespoke wall-mounted media unit discreetly houses the TV and Sky equipment, creating a stylish and streamlined entertainment space.

KITCHEN/DAY ROOM

19'x14'6" narrowing to 8'7" (5.79mx4.42m narrowing to 2.62m)
A beautiful light and spacious living area with a range of base and eye level units featuring premium Silestone worksurfaces with matching Silestone upstands, an integrated one-and-a-half bowl sink, integrated microwave, electric oven, gas hob and integrated dishwasher, creating a sleek and highly functional kitchen space. A generous walk-in storage cupboard provides excellent additional storage and neatly houses the internet hub, solar panel receiver, and fuse box, ensuring practicality without compromising on style. Herringbone timber effect floor with panelling detail, PVCu sealed unit double glazed window with shutters and PVCu sealed unit double glazed French doors to rear garden.

UTILITY ROOM

6' x 5'7" (1.83m x 1.70m)
Matching base and eye level units with premium Silestone worksurfaces with matching Silestone upstands and units housing an integrated washing machine. Wall mounted gas fired central heating boiler, herringbone timber effect flooring, PVCu sealed unit double glazed door to outside and radiator.

FIRST FLOOR

LANDING

Built-in airing cupboard.

BEDROOM 1

19'4" x 9'9" maximum (5.89m x 2.97m maximum)
PVCu sealed unit double glazed box bay window with shutters and radiator. Wall mounted Nest thermostat.

EN-SUITE SHOWER ROOM

Low level w.c. with concealed cistern, wash basin and thermostatic shower in cubicle, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'3" x 9'2" (3.43m x 2.79m)
PVCu sealed unit double glazed window with shutters and radiator.

BEDROOM 3

10'4" x 7'9" (3.15m x 2.36m)
PVCu sealed unit double glazed window with shutters and radiator.

BEDROOM 4

10' x 9'4" narrowing to 7' (3.05m x 2.84m narrowing to 2.13m)
Thoughtfully transformed into an elegant dressing room, featuring bespoke, fully customisable fitted wardrobes with a wealth of integrated storage, including beautifully designed drawers, shelving, and hanging space to create a stylish and highly functional room. PVCu sealed unit double glazed window with shutters and radiator.

FAMILY BATHROOM

6'10" x 6'3" (2.08m x 1.91m)
Panelled bath with thermostatic shower over, half pedestal wash basin and low level w.c. with concealed cistern, part tiled and part panelled detail walls, tiled floor, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a lawned garden with planting beds and substantial side brick sett driveway offering excellent off-street car parking facility. A Pod Point EV charging station is conveniently positioned on the driveway beside the utility room entrance, enhancing the property’s sustainability credentials. Combined with the home’s energy-efficient design and solar panel installation, this feature offers environmentally conscious living, reduced running costs, and future-ready convenience.

The rear garden is a beautifully landscaped outdoor retreat, featuring an abundance of mature planting, atmospheric exterior lighting, and conveniently positioned power points, creating the perfect setting for both relaxing evenings and effortless outdoor entertaining.

GARAGE

The property benefits from a detached brick and tile single garage with up-and over door having 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 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.

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



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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