Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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East Riding of Yorkshire HU17 8DB
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Pasture View Cartwright Lane, Beverley HU17 8NB

Guide Price £439,500

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- Unique and bespoke contemporary styled house
- Prominent location; Very close to the town centre
- Attractive contemporary layout
- Arranged over 3 floors
- Option for 4 double bedrooms or first floor sittng soom
- Electric gated off-street parking for 4 vehicles; CCTV security camera system
- Convenient for the Westwood
- Very high specification; Built to the latest Building Regulations
- Gas central heating; Solar panels; Electric car charging point
- EPC Rating: A Council Tax Band: E

Discover modern sophistication at this newly constructed property, ideally situated to offer superb access to both the vibrant town centre and the scenic Beverley Westwood pastures. This distinctive 3/4 bedroomed home seamlessly blends contemporary design with exceptional convenience.

Uniquely styled by the highly regarded Jonathan Smith Architects and spanning three meticulously planned floors, the residence comprises four spacious double bedrooms, a versatile study, and two luxurious bathrooms. Light and bright living areas provide an ideal setting for entertaining, complemented by a generously proportioned, south-facing garden.

Crafted to the highest specifications, this home showcases meticulous attention to detail, from secure gated electric off-street parking to integrated eco-conscious features such as solar panels, aligning with the latest Building Regulations. This property offers the pinnacle of contemporary, sustainable living, with every comfort and convenience thoughtfully incorporated. Only by viewing can one understand the unique and engaging nature of this property.

LOCATION
The property is located in a very prominent position on the corner of the junction between Cartwright Lane and Queensgate, just to the South-West of the town centre. Lying almost equidistant between the Westwood pastures and the amenities of the town centre, the property is a convenient walk away from most of the amenities that Beverley has to offer.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Coat / shoe cupboard.

CLOAKROOM

OPEN PLAN LIVING/DINING KITCHEN
20'5" x 15'5" reducing to 10'11" (6.22m x 4.70m reducing to 3.33m)
A beatuful and contemporary styled kirchen with built in breakfast bar. Bifold doors on to garden and woood burning stove.

UTILITY ROOM
8'7" x 4' (2.62m x 1.22m)
Storage units and space and plumbing for washing machine.

FIRST FLOOR

LANDING
Airing cupboard / storage.

BEDROOM
9'5" x 7'9" (2.87m x 2.36m)

FIRST FLOOR SITTING ROOM/BEDROOM
11'0" x 9'5" (3.35m x 2.87m)

BEDROOM
10'10" x 9'5" (3.30m x 2.87m)

STUDY
8'9" x 8'8" (2.67m x 2.64m)

BATHROOM
7'6" x 7'10" plus 6'10" x 7'5" (2.29m x 2.39m plus 2.08m x 2.26m)

SECOND FLOOR

MASTER BEDROOM
17'0" x 10'7" (5.18m x 3.23m)

EN-SUITE
10'5" x 6'3" (3.18m x 1.91m)
Access to boarded out loft storage.

OUTSIDE
Landscaped gardens and electric gated off-street parking with an EV charging point and hot and cold outside taps fitted to the side drive. There is also the benefit of a CCTV security camera system with recording and remote view capabilities.

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.

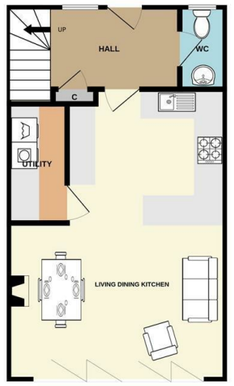
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

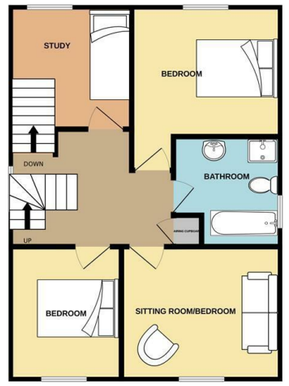
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the 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

GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.