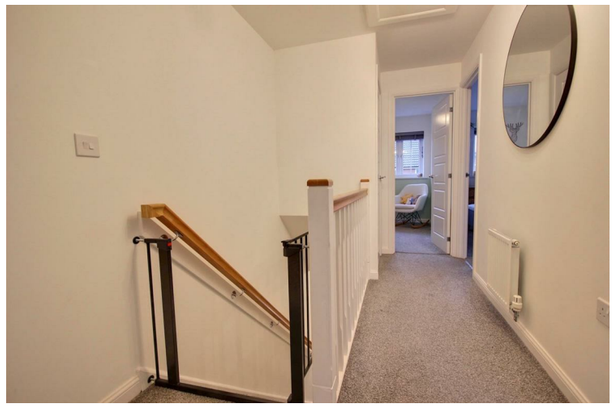


Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

30 Dunnock Drive, Beverley HU17 8FY

£265,000

Beverley | Cottingham | Hornsea | Willerby

- Modern semi-detached home.
- Over 800 square feet.
- Three bedrooms.
- Two bathrooms.
- 16'0" living room.
- Dining kitchen.
- Garage & driveway.
- Gardens to front & rear.
- Great school catchment area and good facilities close by.
- Council Tax Band: C EPC Rating: B

A beautifully presented spacious modern semi-detached house which extends to in excess of 800 square feet and is located on the very popular south side of Beverley, much sought after due to its accessibility, facilities close by and school catchment areas. To the ground floor the property offers an attractive 16' living room with breakfast kitchen and cloakroom with w.c. off the entrance hall whilst at first floor there are three very well proportioned bedrooms with an en-suite to the master bedroom and a further family bathroom.

There is ample off street car parking along with a detached single garage and gardens to front and 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
PVCu sealed unit double glazed door. Staircase to first floor and radiator.

CLOAKROOM
Low level w.c. with corner wash hand basin and radiator.

LIVING ROOM
16'2" x 11'9" (4.93m x 3.58m)
PVCu sealed unit double glazed windows to two elevations. Radiator.

KITCHEN
15'0" x 10'5" (4.57m x 3.18m)
Having a range of grey gloss base and eye level units with quartz work surfaces and integrated fridge freezer, dishwasher, gas hob, electric oven and single drainer sink unit. Understairs storage cupboard. PVCu sealed unit double glazed window overlooking rear garden, PVCu sealed unit double glazed French doors to garden and radiator.

FIRST FLOOR

LANDING
Bulk head cupboard and PVCu sealed unit double glazed window.

BEDROOM 1
16'6" x 8'5" (5.03m x 2.57m)
Fitted wardrobe with sliding door. PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
Showering cubicle, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

BEDROOM 2
10'2" x 8'6" (3.10m x 2.59m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
8'9" x 6'4" (2.67m x 1.93m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
6'3" x 5'6" (1.91m x 1.68m)
Panelled bath with shower over, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is a small lawned garden with hedge boundary and a good size side driveway offering excellent off street car parking facility.

The rear garden is laid to lawn with paved seating area.

GARAGE
17'9" x 9'9" (5.41m x 2.97m)
The property benefits from a detached brick and tile garage with up and over door. 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.

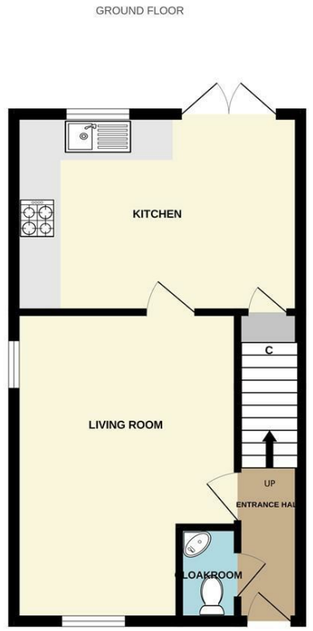
DOUBLE GLAZING
The property benefits from PVCu double glazing.

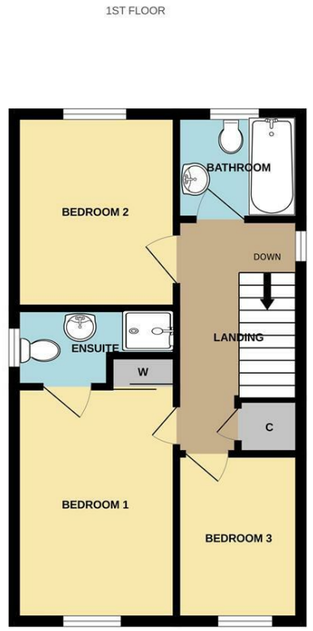
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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 takes 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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