Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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1 Fairlawn, Beverley HU17 7DD

£699,950

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- Spacious family house - approx. 2,300 square feet
- No onward chain
- Four double bedrooms; Two bathrooms
- Fitted with lift
- South-Westerly facing garden
- Extensive parking & large double garage
- Exclusive cul-de-sac position
- Renowned local builder
- EPC Rating: C
- Council Tax Band: G

Constructed by the highly regarded local builder Cammack Homes, the attractive design of the property was slightly ahead of its time. Boasting three reception rooms in addition to a generous living/dining kitchen which overlooks the South Westerly facing garden, the house offers great flexibility of living space appealing to families and couples alike. Having four double bedrooms to the first floor, the master suite incorporates a separate dressing room and shower room, and there is a further house bathroom with Jack and Jill door serving Bedroom 2.

Situated on a generously sized plot with extensive parking, there is also a large double garage and viewing is highly recommended.

LOCATION

The property is located on the small and exclusive cul-de-sac which forms Fairlawn and serves only five properties leading off from The Cedar Grove in the Molescroft area of Beverley. Situated just off Molescroft Road, the property is an attractive walk (15 minutes) or drive down to the centre of Beverley

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

19'4" x 6'7" (5.89m x 2.01m)
uPVC door with ornate glass panels, stairs to the first floor accommodation and two large storage cupboards.

LIVING ROOM

19'3" x 13'7" (5.87m x 4.14m)
A very well proportioned living room, dual aspect with bay window to the front elevation and two further windows to the side elevation. The focal point of the room is a dark wood fireplace housing a gas living flame fire with marble hearth and back.

DINING ROOM/SITTING ROOM

13'9" x 11'2" (4.19m x 3.40m)
Situated to the front of the property with a bay window and now currently housing a lift (which could be removed by the new owner) which leads up to Bedroom 3. Fitted cupboard and display unit.

STUDY

9' x 7'8" (2.74m x 2.34m)
Window to the side elevation. Fitted cupboard and shelving.

OPEN PLAN LIVING/DINING KITCHEN

22'2" x 16'7" reducing to 13'6" (6.76m x 5.05m reducing to 4.11m)
A superb room with a clear demarcation between the kitchen and the living area. The kitchen offers a generous range of wall and base storage units with solid wood fronts, laminate work surfaces and ceramic tile splashbacks, one and a half bowl sink and drainer, dishwasher, four ring electric hob with extractor over, integrated oven, microwave, fridge and freezer. Tiled floor.

Within the living/dining area there is a composite stone fireplace housing an electric fire, two windows to the side elevation and patio doors opening out onto the south west facing rear garden.

UTILITY ROOM

9'4" x 7' (2.84m x 2.13m)
Base and wall storage units, composite sink and drainer, wall hung boiler, washing machine and tumble dryer, window to the side elevation and uPVC glass panelled door opening out onto the rear garden.

CLOAKROOM

11'4" x 9'7" (3.45m x 2.92m)
Two piece sanitary suite comprising wall hung hand wash basin, close coupled w.c. and window to the side elevation

FIRST FLOOR

LANDING

23'10" x 6'6" (7.26m x 1.98m)
A part galleried landing with large airing cupboard housing the hot water cylinder.

MASTER BEDROOM

13'5" x 13'8" (4.09m x 4.17m)
An extensive range of fitted wardrobes. Dual aspect with windows to both the front and side.

DRESSING ROOM

6'9" x 7'4" (2.06m x 2.24m)
Fitted wardrobes with hanging rails and skylight above.

WET ROOM

9'4" x 5'5" (2.84m x 1.65m)
An adapted wet room offering pedestal hand wash basin, wet room type shower, low level w.c., partially tiled walls and window to the rear elevation.

BEDROOM 2

16'9" x 11' (5.11m x 3.35m)
Window to the rear elevation and fitted wardrobes.

BEDROOM 3

12'4" x 11'2" (3.76m x 3.40m)
Currently with a lift from the dining/sitting room and window to the front elevation.

BEDROOM 4

11' x 9' (3.35m x 2.74m)
Window to the rear elevation.

MAIN BATHROOM

Five piece sanitary suite comprising low level wc, bidet, pedestal hand wash basin, panel bath and shower enclosure, partially tiled walls, vanity shelf and window.

OUTSIDE

The property is set back from the cul-de-sac with a resin drive providing extensive parking for a number of cars. There are wide and well stocked flower borders to both the side and front aspect of the property.

The rear garden is South-Westerly facing and accessed through a timber gate. Largely lawned, there is a patio area adjacent to the living/dining kitchen and an attractive number of ornamental shrubs and trees and with established flower borders.

GARAGE

17'9" x 17'6" (5.41m x 5.33m)
A large double garage with extra storage space in the roof space, electric up-and-over door, side door providing access from the garden and a window. Supplied with light and power.

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.

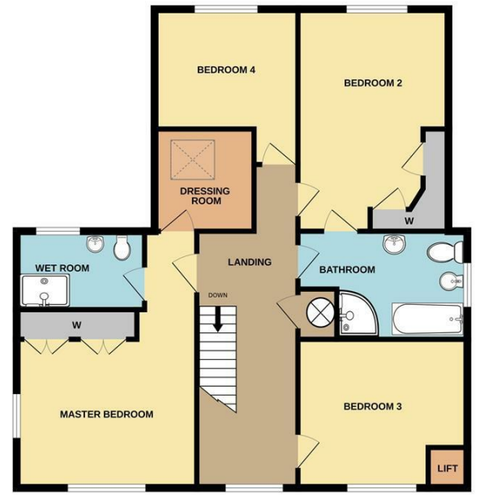
FINANCIAL SERVICES

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



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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