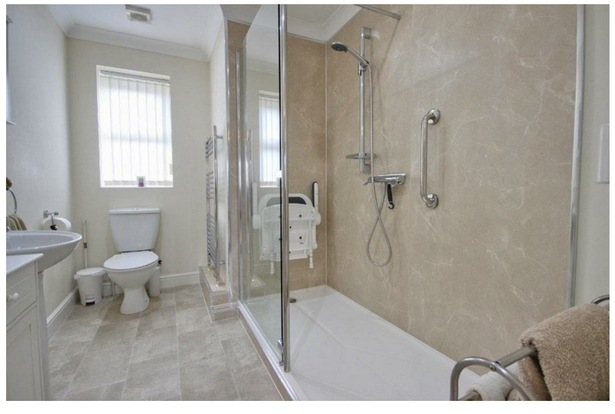

Beverley | Cottingham | Hornsea | Willerby

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

10 Primrose Park, Beverley HU17 0TD

£299,950

Beverley | Cottingham | Hornsea | Willerby

- Detached bungalow
- Beautifully presented
- Extremely spacious
- Approx. 900 square feet
- 3 bedrooms
- En-suite to master
- 16' living room
- Relatively low maintenance garden
- Detached garage
- EPC Rating: Awaited. Council Tax Band: D

A beautifully presented, modern three bedroom detached bungalow which extends to approximately 900 square feet, benefitting from three bedrooms with an en-suite to the master along with 16' living room, and well appointed kitchen plus main shower room. The house stands on an easily maintained plot with lawns and decking area, but also benefits from a detached single garage to the rear.

LOCATION
Woodmansey is a popular residential village situated just to the south of the historic market town of Beverley and having excellent road access to the retail and leisure amenities of Kingswood and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Built-in storage cupboard.

LIVING ROOM
16' x 12' (4.88m x 3.66m)
Timber fireplace with polished stone inset and hearth having electric fire fitted, PVCu sealed unit double glazed box bay window, two further PVCu sealed unit double glazed windows and radiator.

KITCHEN
12' x 10' (3.66m x 3.05m)
Modern base and eye level units with roll edge work surfaces incorporating an electric oven and hob, dishwasher, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed window and door to outside along with radiator.

BEDROOM 1
13'4" x 12'3" (4.06m x 3.73m)
PVCu sealed unit double glazed box bay window and radiator.

EN-SUITE SHOWER ROOM
Shower in corner cubicle, wash basin and low level w.c.

BEDROOM 2
14'7" x 10'4" (4.45m x 3.15m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3/DINING ROOM
10'6" x 10' (3.20m x 3.05m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM
10'4" x 6'9" (3.15m x 2.06m)
Shower with glazed screen, low level w.c. and wash basin, PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front and side of the property is an open plan lawn with paths leading to a rear raised decking area having gravelled garden beyond. A side gravelled driveway leads to the garage.

GARAGE
The property benefits from a detached brick and tile single garage having electric up-and-over door with PVCu sealed unit double glazed window, and 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

GROUND 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.
Made with Metropix ©2020.

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.