





The Property Specialists

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10 Durham Mews, Beverley HU17 8NZ
Guide Price £175,000

- Move in condition
- No onward chain and vacant possession
- Tucked-away position
- Modern wet room and kitchen
- Compact and easy to maintain
- Maintained communal gardens and communal parking
- Over 55's development
- EPC Rating: C
- Council Tax Band: B

This immaculate, contemporary bungalow is ready for you to move right in, with no onward chain.

Tucked away in a highly sought-after over-55s development, this modern home offers direct access from the living room to communal gardens. It features a modern fitted kitchen and a stylish wet room. Communal off-street parking is available immediately in front of the property.

Viewing is highly recommended!

LOCATION

The property is located on the small and friendly over 55's development which forms a cul-de-sac leading off from Butt Lane positioned on the southern side of the town centre. Providing ease of pedestrian and cycle access to the town centre via Butt Lane (which is largely pedestrianised) the property also lies on the south side of Beverley providing convenient access to the major road network.

ENTRANCE HALL

2'10" x 10'6" (0.86m x 3.20m)
With modern composite front door with ornate glass panels and laminate flooring which flows through into the living room. Large storage cupboard.

LIVING ROOM

14'3" x 10'10" (4.34m x 3.30m)
A well proportioned living room with space for both living and dining room furniture. The focal point of the room is a contemporary style fireplace currently housing an electric fire operated by remote control. French doors have a westerly aspect and lead out onto a small patio area and the communal lawned garden and a door leads through into the kitchen.

KITCHEN

7'8" x 6'3" (2.34m x 1.91m)
A modern fitted kitchen with a range of wall and base storage units with white fronts and satin stainless steel handles and complimenting butcher's block style laminate work surfaces. Ceramic tiled splashbacks. Inset composite sink and drainer. Four ring electric hob with extractor over, integrated oven and microwave. Space and plumbing for washing machine. Integrated fridge and freezer. Kick heater and window to the front elevation looking down the cul-de-sac.

BEDROOM 1

10'8" x 9'6" (3.25m x 2.90m)
Positioned to the rear of the property and with a range of modern fitted wardrobes including overbed units and drawers. Further large built-in cupboard and window to the rear elevation. TV aerial point.

BEDROOM 2

9'6" x 6'8" (2.90m x 2.03m)
Fitted wardrobes including overbed unit and window to the front elevation.

WET ROOM

5'10" x 6'3" (1.78m x 1.91m)
A beautiful partially tiled wet room with level access shower, vanity unit with back to the unit w.c. and semi-recessed hand wash basin. Window to front elevation. Chrome heated towel rail.

OUTSIDE

The property is set in the corner of the cul-de-sac with two communal parking spaces positioned adjacent to the front door. Additional parking is located close by also in the head of the cul-de-sac.

The front garden has been paved for ease of maintenance and provides for a lovely sunny southerly facing seating area. A wrought iron gate provides access from the front of the property to the communal lawned gardens which surround most of the complex. Accessed directly from the living room is a small patio area which leads out onto mainly lawned garden with established boundaries and a rotary clothes dryer is positioned next to the bungalow.

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 Leasehold with a 99 year lease commencing 29 July 1990 (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

AGENT'S NOTE

We understand that domestic pets are not allowed to be kept at the property.

GROUND 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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