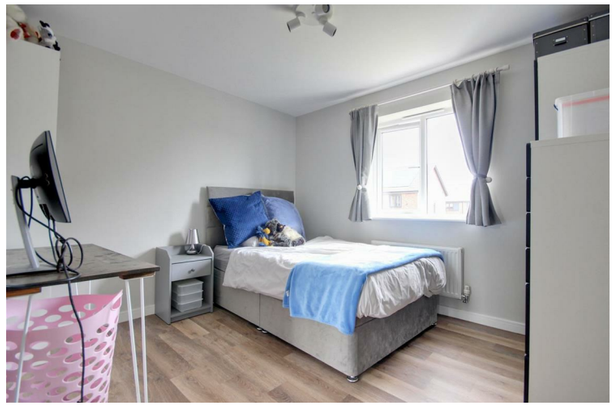


Quick & Clarke
PROPERTY SPECIALISTS

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

9 Twiddle Green, Beverley HU17 0XP

£350,000

Beverley | Cottingham | Hornsea | Willerby

- Extremely well designed detached house
- Spacious three double bedrooms
- Over 1,050 square feet
- Wonderful 21 foot kitchen day room to rear
- Views over open space to front
- South facing garden to rear
- Great access to Beverley town centre
- Council Tax Band: C
- EPC Rating: A

An extremely well designed and particularly spacious three double bedroomed detached house standing on an outstanding plot having views over open space to the front and benefitting from a southerly aspect to the rear.

The particularly well sized accommodation is complemented by the wonderful 21 foot kitchen day room which stretches across the rear of the house and benefits from lovely views to the rear garden. At only two years old, 9 Twiddle Green will surely make an outstanding family home.

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

Timber effect LVT flooring.

LIVING ROOM

14'6" x 10'3" (4.42m x 3.12m)
Timber effect LVT flooring, PVCu sealed unit double glazed window and radiator.

INNER HALLWAY

Timber effect LVT flooring and staircase to first floor.

CLOAKROOM

Wash basin and low level w.c. Timber effect LVT flooring, PVCu sealed unit double glazed window and radiator.

KITCHEN DAY ROOM

21'0" x 11'5" (6.40m x 3.48m)
Having an extensive range of base and eye level units with timber effect roll edge work surfaces incorporating a one and a half bowl sink unit and drainer, electric oven and gas hob. Timber effect LVT flooring and PVCu sealed unit double glazed French doors to rear garden. Useful understairs storage cupboard and two radiators.

FIRST FLOOR

LANDING

Timber effect LVT flooring and double storage cupboard. PVCu sealed unit double glazed window.

BEDROOM 1

10'2" x 11'9" (3.10m x 3.58m)
Timber effect LVT flooring. PVCu sealed unit double glazed window and radiator.

EN-SUITE

7'4" x 6'9" (2.24m x 2.06m)
Shower in cubicle, half pedestal wash basin and low level w.c. with concealed cistern. Timber effect LVT flooring. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'8" x 10'0" (3.56m x 3.05m)
Jack and Jill access to bathroom with timber effect LVT flooring, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'9" x 9'7" (3.28m x 2.92m)
Timber effect LVT flooring, PVCu sealed unit double glazed window and radiator.

BATHROOM

6'7" x 6'4" (2.01m x 1.93m)
Panelled bath with shower over, wash basin and low level w.c. Timber effect LVT flooring, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a double brick sett driveway offering excellent off street car parking facility along with an attractive open plan lawned garden making the most of the open aspect to the front.

The rear southerly facing garden is well fenced and offers a delightful lawn with flowerbeds and having a range of gravel and paved seating areas with further raised flowerbeds.

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.

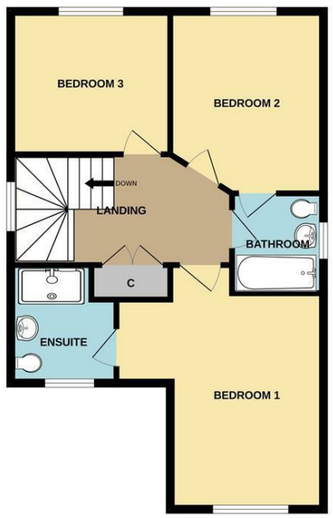
FINANCIAL SERVICES

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

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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