Quick & Clarke
PROPERTY SPECIALISTS

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42 Mintfields Road, Beverley HU17 0QZ

£189,995

Beverley | Cottingham | Hornsea | Willerby

- No onward chain - vacant possession
- Attractive & deceptively spacious
- Modern kitchen & bathroom
- Recently refitted windows and doors
- Tucked away cul-de-sac location
- Walled, easy to maintain rear garden
- Off-street parking & garage
- Covered decked patio area
- Council Tax Band: B
- EPC Rating: D

An attractive, well maintained and modern semi-detached property situated in a superb cul-de-sac location tucked away between Holme Church Lane and Grovehill Road. Having been recently fully refurbished the property is offered to the market with no onward chain and in move-in condition.

Boasting a modern kitchen and bathroom, the property has a superb warm and homely feel, with an open plan lawned garden to the front and a walled and enclosed, easy to maintain rear garden which features a covered decked area immediately adjacent to the breakfast kitchen. With off-street parking and a garage, viewing of this property is highly recommended.

LOCATION

Although Mintfields Road leads off from Holme Church Lane, close to St Nicholas Church, the position of the property towards the head of the cul-de-sac feels like a world away. With pedestrian access from both Godbold Close and Tan Dyke Way directly onto Grovehill Road, the property is just a 15 minute walk from both the Flemingate development and the railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'11" x 3'7" (1.50m x 1.09m)
Modern composite front door with obscured glass panels and stairs to the first floor accommodation.

LIVING ROOM

12'6" x 10'7" (3.81m x 3.23m)
Bay window to the front elevation, a composite stone fireplace currently houses an electric fire and there is a storage cupboard under the stairs.

BREAKFAST KITCHEN

13'9" x 8'3" (4.19m x 2.51m)
An attractive and modern kitchen offering a generous range of wall and base storage units with light grey fronts, laminate work surfaces and ceramic tile splashbacks, porcelain sink and drainer, four ring stainless steel gas hob with extractor over, integrated oven, dishwasher and fridge freezer, window to the rear elevation and attractive herringbone style floor. Further storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1

10'6" x 9'9" (3.20m x 2.97m)
Window to the front elevation fitted with modern shutters and cupboard over the stairs housing the modern gas boiler.

BEDROOM 2

11' x 7' (3.35m x 2.13m)
Currently used as a study and with a window to the rear elevation.

SHOWER ROOM

6'7" x 5'8" (2.01m x 1.73m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, corner shower enclosure and window to the rear elevation.

OUTSIDE

The property is set back from the cul-de-sac with the front garden being open plan and mainly lawned and continuing down the side of the property. A number of mature shrubs and trees create an attractive frontage.

The rear garden is a feature of this house being enclosed by a wall which offers a good level of privacy. A gate provides access from the side and there is a covered decked patio area adjacent to the breakfast kitchen which leads out onto a landscaped, easy to maintain garden. A further gate provides access to the driveway in front of the garage and the garage has up-and-over door, side courtesy door and is 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

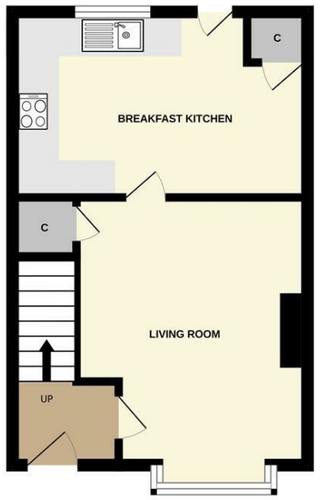
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

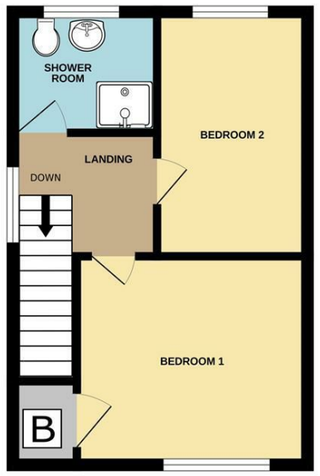
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are 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



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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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.