



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**11 Longcroft Park, Beverley HU17 7DY**  
**Guide Price £575,000**

- Three reception rooms plus living dining kitchen
- Great flexibility with five bedrooms
- Large South-Westerly facing garden
- Superb cul-de-sac position overlooking communal green
- Parking for four cars
- EPC Rating: C
- Council Tax Band: F

Attractively presented and thoughtfully extended, this spacious family home offers an exceptional degree of flexibility. The heart of the house is the bright living-dining kitchen, which overlooks a private, south-westerly facing rear garden. Complementing this space are three further reception rooms, providing ample layout options for modern living. The accommodation features five bedrooms, including a charming conversion within the original loft space.

Renowned for its strong community feel and centred around a communal green, this home sits on arguably Beverley's most sought after cul-de-sac. Its location is hard to beat, offering a scenic walk via historic New Walk to both the town centre's amenities and the open spaces of the Beverley Pastures.

#### LOCATION

The property is located on what we consider to be the most highly regarded cul-de-sac in Beverley. Situated off Molescroft Road, many of the properties overlook a central Green which the community uses for a number of shared activities and celebrations. Situated just to the North of the town centre and within easy walking distance of both the amenities and Longcroft School, the location alone is one of the highlights of this property.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE PORCH

uPVC double glazed door and quarry tiled floor.

##### ENTRANCE HALL

14' x 6'9" (4.27m x 2.06m)

Timber front door with stained glass panel and stairs to the first floor accommodation.

##### LIVING ROOM

15'4" into bay x 11'11" (4.67m into bay x 3.63m)

A well proportioned living room with bay window to the front elevation fitted with shutters and overlooking the central Green. The focal point of the room is a large ornate painted fireplace housing open grate fire with granite hearth and back. Dark wood style floor covering.

##### SITTING ROOM

15'6" into bay x 12' (4.72m into bay x 3.66m)

A further well proportioned reception room situated to the rear of the property and overlooking the South-Westerly facing garden. A wood burning stove is set into a stone fireplace and French doors open out onto the rear garden and are fitted with shutters to match those in the living room.

##### STUDY

10'5" x 9' (3.18m x 2.74m)

Offering flexibility of use and with a dark wood floor covering and window to the front elevation. Large storage cupboard which is used for coats and fitted with the modern gas boiler.

##### OPEN PLAN LIVING DINING KITCHEN

17'7" x 22' (5.36m x 6.71m)

Of an L-shape, the kitchen offers a generous range of wall and base storage units with hardwood oak fronts and solid granite work surfaces with matching splashback, five-ring gas hob with extractor over, one and a half bowl sink and drainer, integrated double oven and warming drawer, space for American style fridge freezer and porcelain tile floor.

To the living dining area there are bi-fold doors which open out onto the rear garden and the room has windows to both side aspects to create a beautiful light feel. Solid oak flooring.

##### CLOAKROOM

5'6" x 4'3" (1.68m x 1.30m)

Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

18' x 10'5" (5.49m x 3.18m)

Window to the front elevation.

##### EN-SUITE BATHROOM

9' x 6'4" (2.74m x 1.93m)

Four piece sanitary suite comprising corner shower enclosure, panelled bath, vanity hand wash basin and close coupled w.c., chrome heated towel rail and window to the rear elevation.

##### BEDROOM 2

15'4" into bay x 11'11" (4.67m into bay x 3.63m)

Window to the front elevation.

##### BEDROOM 3

13'9" x 11'11" (4.19m x 3.63m)

Window to the rear elevation.

##### BEDROOM 4

7'10" x 7'7" (2.39m x 2.31m)

Window to the front elevation.

##### BATHROOM

8'4" x 6'2" (2.54m x 1.88m)

Four piece sanitary suite comprising wall hung hand wash basin, close coupled w.c., panelled bath with tiled panel and surround, shower enclosure, heated towel rail, tiled floor and window to the rear elevation.

##### SECOND FLOOR

##### LOFT BEDROOM

13'7" x 12'8" maximum (4.14m x 3.86m maximum)

Velux window and access to storage in the eaves space.

##### OUTSIDE

The property is set back from the road with a brick sett drive providing parking for up to four cars. Access can be gained down the side of the property to the rear garden.

The rear garden is a real feature of the property being South-Westerly facing and mature. Largely lawned, there is a patio area with pergola adjacent to the living dining kitchen. The garden benefits from a mature boundary which creates a good level of privacy and there is a shed for storage.

##### 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](mailto:beverley@qandc.net)



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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