



**37 Marchant Close, Beverley HU17 9GE**  
**£225,000**

- Recently refurbished - new carpets & decoration
- Modern kitchen & bathroom
- Large conservatory offering flexibility of use
- Easy to maintain gardens
- Off-street parking & good sized garage
- No onward chain & ready to move into
- EPC Rating: D
- Council Tax Band: C

A beautifully proportioned and newly refurbished bungalow in true move-in condition. Having recently been updated with newly laid carpets and freshly decorated, the property benefits from an attractive modern kitchen and shower room. In addition, there is a superb conservatory which is of a size that allows great flexibility of use and the gardens have been landscaped for ease of maintenance. With a generous amount of off-street parking, there is also a good sized garage - viewing is a must!

#### LOCATION

The property is located on Marchant Close which is a cul-de-sac leading off from Lockwood Road in this much sought after area of Beverley known locally as Molescroft. Situated just off Beverley's Northern bypass the position allows for ease of access to the main road network linking Beverley with Hull, the M62 and also the East Coast.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

5'1" x 3'9" (1.55m x 1.14m)  
Modern uPVC front door, attractive plank style grey laminate flooring and large cloak cupboard which is shelved out for storage and houses the electric consumer unit.

##### CLOAKROOM

6'9" x 3'3" (2.06m x 0.99m)  
Two piece sanitary suite comprising close coupled w.c., vanity unit with semi-recessed hand wash basin and storage under, a continuation of the plank style floor covering, window to the front elevation and control for the alarm (untested).

##### LIVING ROOM

19'7" maximum x 10' (5.97m maximum x 3.05m)  
A very well-proportioned living room allowing the flexibility to have both living and dining room furniture. Fitted with a new carpet, there is also a picture window to the front elevation.

##### KITCHEN

9'6" x 8' (2.90m x 2.44m)  
A contemporary grey kitchen offering a generous range of wall and base storage units with attractive solid wood butcher's block work surfaces and ceramic tile splashbacks, four ring stainless steel gas hob with matching canopy extractor over, inset porcelain sink with drainer, integrated oven, upright fridge freezer, washing machine, attractive large scale stone tiled floor, uPVC glass panelled door providing access from the driveway at the side of the property and a window over the sink.

##### INNER LOBBY

Airing cupboard which is shelved out and with a radiator.

##### BEDROOM 1

12' x 9' (3.66m x 2.74m)  
Newly carpeted and window to the rear elevation.

##### BEDROOM 2

9'2" x 9'7" (2.79m x 2.92m)  
Newly carpeted and with French doors opening into the conservatory.

##### SHOWER ROOM

7'2" x 5'4" (2.18m x 1.63m)  
A modern three piece sanitary suite comprising hand wash basin, back to the wall WC and walk in shower cubicle, fully tiled walls and a window to the side elevation. Chrome heated towel radiator.

##### CONSERVATORY

16' x 10'4" (4.88m x 3.15m)  
A superb extension to the rear of the property and linking the bungalow with the garage. French doors lead out onto the rear garden and there is a porcelain tile floor, exterior door from the driveway and an internal door leading through into the garage.

##### GARAGE

17'4" x 9' (5.28m x 2.74m)  
A very good sized garage by modern standards with up-and-over door and side courtesy door providing direct access onto the rear garden. Supplied with light and power, and with storage in the roof space.

##### FRONT GARDEN

The property is set back from the cul-de-sac and the garden has been landscaped for ease of maintenance with the front garden laid under gravel and with a number of mature evergreen shrubs which create a fitting and attractive frontage. A concrete paved drive leads down the side of the property to the garage and provides ample parking for a number of cars.

##### REAR GARDEN

The garden has been landscaped for ease of maintenance with the flower borders having been laid under decorative stone chippings and with a wide decked seating area positioned to the rear of the garden and located to make the best of the afternoon and evening sun.

##### 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)

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.

While 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 quality or efficiency can be given. Made with floorplan 0206