



QUICK&CLARKE
The Property Specialists

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5 Shorthill Croft, Beverley HU17 8NY
£345,000

- Outstanding spacious residence
- Approximately 1,200 square feet
- Open views over allotments to rear and views of Minster
- 2 reception rooms
- Conservatory
- 3 double bedrooms, 1 single bedroom
- Ample off-street car parking
- Detached garage
- Gardens to front and rear
- EPC Rating: C: Council Tax Band: D:

A lovely spacious four bedroom detached home situated on a quiet corner plot at the head of a cul-de-sac and benefitting from delightful open views to the rear over allotments. The house extends to approximately 1,200 square feet, having two receptions rooms with conservatory, well appointed kitchen and cloakroom at ground floor, whilst at first floor there are three double and a single bedroom along with a good size family bathroom. The plot offers excellent off-street car parking with gardens to front and rear, along with a detached brick and tile single garage.

A superb property in an outstanding residential locality with good pedestrian access to Beverley town centre and within the catchment of Beverley Grammar School for boys and Beverley High School for girls.

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 COMPRISSES

GROUND FLOOR

ENTRANCE HALL

Karndean timber effect flooring, return staircase to first floor with understairs storage cupboard, French doors to living room and radiator.

CLOAKROOM

Low level w.c., vanity wash basin with cupboards below and PVCu sealed unit double glazed window.

LIVING ROOM

14'10" x 12'7" (4.52m x 3.84m)
Ornamental electric fireplace, PVCu sealed unit double glazed box bay window and radiator.

DINING ROOM

11' x 9' (3.35m x 2.74m)
PVCu sealed unit double glazed patio doors to conservatory and radiator.

CONSERVATORY

10'2" x 9'6" (3.10m x 2.90m)
Of brick and PVCu sealed unit double glazed construction with log burner.

KITCHEN

13'5" x 9'3" (4.09m x 2.82m)
A modern kitchen with an extensive range of base and eye level units having timber effect roll edge work surfaces incorporating an electric oven with induction hob, integrated fridge, one and a half bowl single drainer sink unit, wall mounted gas fired central heating boiler, timber effect flooring, PVCu sealed unit double glazed window overlooking rear garden, door to outside and chrome towel radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and built-in airing cupboard with hot water cylinder.

BEDROOM 1

12'6" x 9'8" (3.81m x 2.95m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle, wash basin and low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

12'4" x 8'6" (3.76m x 2.59m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'5" x 9'8" (3.18m x 2.95m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'8" x 5'6" (2.95m x 1.68m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

6'10" x 6'5" (2.08m x 1.96m)
Panelled bath, wash basin and low level w.c., part tiled walls, PVCu sealed unit double glazed window and towel radiator.

OUTSIDE

To the front of the property is a tarmacadam driveway leading to a side carport along with a gravelled and paved parking area. There is also an attractive open plan lawned garden with mature flower beds.

Directly to the rear of the house is a stone paved patio with fence and gate leading to the lawned garden having planting areas and further patio seating area.

GARAGE

17'5" x 18'7" (5.31m x 5.66m)
The property benefits from a detached brick and tile single garage having double doors with light and power laid on.

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



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 may not be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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