Quick & Clarke
PROPERTY SPECIALISTS

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5 Bay Court, Beverley HU17 8XJ

£449,950

Beverley | Cottingham | Hornsea | Willerby

- Beautiful family home.
- Over 1,350 square feet.
- Extremely versatile accommodation.
- Three reception rooms.
- Master suite with dressing room and bathroom.
- Three further good sized bedrooms.
- Lovely garden plot. Attached double garage.
- Supermarket, local shops and doctors close by.
- Great road access to Beverley and main road network.
- Council Tax Band: E EPC Rating: C

A substantial four bedroomed detached family home extending to in excess of 1,350 square feet and located in a highly sought after cul-de-sac development on the outskirts of Beverley benefitting from great access to local facilities including shops, supermarket and doctor's surgery but also having good road access to Beverley town centre, Hull City centre and the main road network.

The property is beautifully presented having extremely versatile accommodation offering three reception rooms at ground floor with very well proportioned open plan kitchen diner as well as separate utility room and cloakroom with w.c. To the first floor the master bedroom offers separate dressing room and en-suite bathroom with three further very good sized bedrooms and family bathroom.

The garden plot is extremely well presented offering a lovely spacious feel with open plan and enclosed gardens along with double driveway and attached double garage.

This really is a wonderful family home in a great locality.

LOCATION - BEVERLEY

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

Staircase to first floor and radiator.

CLOAKROOM

Low level w.c. with wash hand basin. PVCu sealed unit double glazed window and radiator.

LIVING ROOM

19'5" x 11'8" (5.92m x 3.56m)
Approached via French doors from the entrance hall. Laminate floor with PVCu sealed unit double glazed box bay window, further window to side elevation and French doors leading directly to the rear garden and radiator.

SITTING ROOM

10'4" x 9'0" (3.15m x 2.74m)
PVCu sealed unit double glazed French doors to garden and radiator.

DINING ROOM / STUDY

10'0" x 9'10" (3.05m x 3.00m)
Laminate floor. PVCu sealed unit double glazed window and radiator.

KITCHEN

16'10" x 10'8" (5.13m x 3.25m)
A range of base and eye level units over roll edge work surfaces along with single drainer sink unit. Integrated dishwasher. Timber effect laminate floor and PVCu sealed unit double glazed window to two elevations.

UTILITY ROOM

6'10" x 5'1" (2.08m x 1.55m)
Work surface to match that of the kitchen. Space and plumbing for washing machine.

FIRST FLOOR

LANDING

Built-in cupboard housing hot water cylinder and electric immersion heater.

MASTER BEDROOM SUITE

22'6" x 11'0" (6.86m x 3.35m)
PVCu sealed unit double glazed window and radiator.

DRESSING ROOM

Radiator.

BATHROOM

Panelled bath with shower in separate cubicle, wash basin and low level w.c. Tiled floor and walls. Built-in cupboard. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'5" x 9'1" (3.48m x 2.77m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

9'2" x 7'9" (2.79m x 2.36m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'1" x 7'1" (2.77m x 2.16m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

Panelled bath, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a lovely plot with an open approach having gravelled gardens with mature planting, double tarmacadam driveway and brick wall boundary to the main garden. The house garden is laid to lawn with attractive gravelled seating area and mature planting beds.

DOUBLE GARAGE

16'10" x 16'5" (5.13m x 5.00m)
With two up and over doors having 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

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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