



QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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1 Ford Close, Beverley HU17 9GS
£235,000

- Semi-detached house.
- Three bedrooms.
- Approximately 800 square feet.
- Beautifully presented.
- Neat and tidy.
- Very good gardens.
- Excellent residential area.
- Substantial side driveway.
- En-suite to master bedroom.
- Council Tax Band: C EPC Rating: C

A lovely neat and tidy semi-detached house standing on a generous plot and extending to approximately 800 square feet. The property is very well arranged offering living room with dining room open to kitchen along with cloakroom at ground floor level whilst at first floor there is a master bedroom with en-suite facility, further double bedroom and a single bedroom along with family bathroom. The gardens to front and rear are both very well sized with an extensive side driveway offering excellent off street car parking facility.

A lovely home in an excellent residential area.

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 COMPRISES

GROUND FLOOR

ENTRANCE HALL

Sealed unit double glazed door and radiator.

CLOAKROOM

Low level w.c., wash hand basin and radiator.

LIVING ROOM

14'2" x 10'9" (4.32m x 3.28m)
PVCu sealed unit double glazed bay window and radiator.

INNER HALLWAY

Built-in cloaks cupboard and return staircase to first floor.

KITCHEN

13'6" x 6'8" (4.11m x 2.03m)
Base and eye level white gloss units with stone effect roll edge work surfaces incorporating electric oven and gas hob with single drainer sink unit. PVCu sealed unit double glazed window overlooking rear garden and door to outside. Open to:

DINING ROOM

10'0" x 8'0" (3.05m x 2.44m)
PVCu sealed unit double glazed French doors to garden and radiator.

FIRST FLOOR

LANDING

Radiator and built-in airing cupboard housing hot water cylinder.

BEDROOM 1

14'2" x 10'4" (4.32m x 3.15m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

With shower in separate cubicle, wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'6" x 6'9" (3.51m x 2.06m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'6" x 7'0" (2.59m x 2.13m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'10" x 6'9" (2.08m x 2.06m)
White suite comprising panelled bath with wash basin and low level w.c. Part tiled walls. PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a large open plan lawned garden with planting areas and a substantial side driveway offering excellent off street car parking.

The rear garden is laid mainly to lawn with flowerbeds and an attractive paved patio seating area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. We are informed by the Vendor that a new boiler was installed in 2023.

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 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. Made with Metropix (2025)