Quick & Clarke
PROPERTY SPECIALISTS

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29 Danesway, Beverley HU17 7JQ

£450,000

Beverley | Cottingham | Hornsea | Willerby

- Delightful family home
- Beautifully presented
- Fantastic quiet plot; No passing traffic
- Approximately 1,350 square feet
- En-suite dressing and bathroom to master bedroom
- Wonderful outside garden space
- Super decking entertainment area
- EPC Rating: C
- Council Tax Band: F

An absolutely beautifully presented, four bedroom detached house on a lovely plot with no passing traffic, and benefitting from gardens to three sides to complement this wonderful home. The property extends to approximately 1,350 square feet with a 20' living room, open plan kitchen/diner, utility, cloakroom and office at ground floor, whilst the first floor provides four very good size bedrooms with en-suite dressing area and bathroom to the master bedroom, along with a family bathroom. Ample off-street car parking is provided by the double width driveway leading to the detached double garage and the gardens are beautifully tended along with a raised decking seating area offering excellent outside entertaining space. This really is a wonderful home presented to the best order.

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

Timber effect laminate flooring, staircase to first floor, PVCu sealed unit double glazed windows and radiator.

CLOAKROOM

Low level w.c., vanity wash hand basin, half tiled walls, tiled floor and radiator.

LIVING ROOM

20' x 12'2" (6.10m x 3.71m)

Feature inset fireplace with multi-fuel stove, bi-fold doors to rear combining inside and outside entertaining space, ornate ceiling cornice, timber effect laminate flooring, PVCu sealed unit double glazed bay window and radiator.

STUDY

Understairs storage cupboard, PVCu sealed unit double glazed window and radiator.

OPEN PLAN KITCHEN/DINER

DINING AREA

11' x 10'9" (3.35m x 3.28m)

Tiled floor, ornate ceiling cornice, PVCu sealed unit double glazed window and radiator. Open to:

KITCHEN

13' x 8'10" (3.96m x 2.69m)

Timber base and eye level units complemented by timber work surfaces and Belfast sink, integrated dishwasher, tiled floor and PVCu sealed unit double glazed window overlooking rear garden.

UTILITY ROOM

9' x 7' (2.74m x 2.13m)

Matching timber units with timber work surfaces, tiled floor, PVCu sealed unit double glazed window, stable door to outside and radiator

FIRST FLOOR

LANDING

MASTER BEDROOM

16'5" x 11' (5.00m x 3.35m)

Ceiling coving, PVCu sealed unit double glazed window and radiator.

DRESSING ROOM

7'4" x 6'7" (2.24m x 2.01m)

Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE BATHROOM

9' x 4'10" (2.74m x 1.47m)

Panelled bath with shower over, wash basin and low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

12'4" x 11' (3.76m x 3.35m)

Built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11' x 9' (3.35m x 2.74m)

PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9' x 8'4" (2.74m x 2.54m)

PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'4" x 5'5" (2.24m x 1.65m)

Panelled bath with electric shower over, wash basin and low level w.c., tiled floor, chrome towel radiator and PVCu sealed unit double glazed window.

OUTSIDE

The property is approached via a shared private driveway leading to a double width garage and offers lawns with flower beds and mature planting to the front. There is a further side garden laid to grass with planting and greenhouse along with a wonderful rear feature lawned garden with Alpine garden and mature flower beds. A lovely raised decking seating area makes the most of this outstanding outside space.

DOUBLE GARAGE

The property benefits from a detached brick and tile double garage with up-and-over door, personal access door and 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

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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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.