Quick & Clarke
PROPERTY SPECIALISTS

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5 Meadow Way, Beverley HU17 8SD

£350,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain / vacant possession
- Spacious four bed family house
- Sought after village location
- Close to Walkington Primary School
- Off street parking & garage
- Good size rear garden
- Council Tax Band: E
- EPC Rating: Awaited

Very spacious and well-proportioned, this bright four-bedroom family home is a true blank canvas. Benefitting from generous room sizes and offered to the market with no onward chain, the property occupies an enviable position close to the highly regarded Walkington Primary School, whilst also falling within the catchment area for Beverley Grammar and High Schools. Featuring sizable gardens that complement the generous scale of the house, off-street parking, and a garage, viewing is highly recommended.

LOCATION

The property is located on the small cul-de-sac which forms Meadow Way and lies adjacent to Walkington Primary School on Crake Wells.

Walkington is a favoured residential village some two miles to the West of Beverley and with a range of local facilities within walking distance to include three public houses and associated restaurants and village supermarket in particular. There is also a well regarded local primary school within close walking distance.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

9'2" x 7'4" (2.79m x 2.24m)
A light and bright entrance hall courtesy of an extension to the front with windows to three sides. Stairs lead up to the first floor accommodation.

CLOAKROOM

4'10" x 4'5" reducing to 3'5" (1.47m x 1.35m reducing to 1.04m)
With a back to the unit w.c. and concealed cistern and wall hung corner hand wash basin. Tiled floor and splashback and window to the side elevation.

LIVING ROOM

23'3" x 12'5" (7.09m x 3.78m)
A very well proportioned and spacious living room offering the flexibility of layout and with room for both living and dining room furniture. Being dual aspect with windows to both the front and the rear the property, there is also an open grate fireplace set in the wall with a beige granite hearth and back.

BREAKFAST KITCHEN

17'9" x 12'4" maximum (5.41m x 3.76m maximum)
Offering a good range of wall and base storage units with laminate work surfaces, four ring electric hob, oven and extractor over. Ceramic tiled splashbacks, stainless steel sink and drainer, space and plumbing for washing machine, fridge freezer and dishwasher. French doors opening into the rear garden and window to the side aspect.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM 1

13'3" x 12'5" (4.04m x 3.78m)
A very well proportioned room with window to front elevation and built-in wardrobes.

BEDROOM 2

15'8" x 8'11" (4.78m x 2.72m)
A double bedroom with window overlooking the rear garden. Built-in wardrobes.

BEDROOM 3

9'5" x 9'0" (2.87m x 2.74m)
Double bedroom with window to the rear elevation.

BEDROOM 4

12'5" x 8'0" maximum (3.78m x 2.44m maximum)
Window to the front elevation and bulk-head storage over the stairs.

BATHROOM

6'10" x 5'4" (2.08m x 1.63m)
Three piece sanitary suite comprising vanity unit with back to the unit w.c., semi-recessed hand wash basin, vanity shelf and storage and tiled panelled bath with electric shower over and glass screen. Chrome heated towel rail, tiled walls and floor. Window to the side elevation.

OUTSIDE

The property is set back from the cul-de-sac with an open plan lawned garden immediately in front of the house and with an ornamental cherry tree. A brick sett drive leads to the garage and provides off street parking for two cars and there is a matching pathway to the front door.

A side gate gives access to the rear garden which is of a generous size to match the family nature of the property. Largely lawned and with wide and well stocked flower borders which have been laid under bark chippings and there is a further patio area/hardstanding at one side of the property.

The garage has been further extended to the rear with an internal chipboard wall and door providing access to a further area which lends itself to a multitude of uses with a door leading directly off from the garden there is also light and power and the wall mounted gas boiler.

GARAGE & GARAGE EXTENSION

20'4" x 9'1" (6.20m x 2.77m)
A brick garage attached to one side of the house with up and over door and supplied with light and power. The garage has been further extended to the rear with an internal chipboard wall and door providing access to a further area which lends itself to a multitude of uses with a door leading directly off from the garden there is also light and power and the wall mounted gas boiler.

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

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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