



QUICK & CLARKE
The Property Specialists

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65 Beverley Road, South Cave HU15 2BB
£325,000

- Large detached bungalow
- Attractive and generously sized plot
- Large greenhouse and double garage
- Sought after location
- Bathroom < 1 year old
- No onward chain
- EPC - awaited

A well proportioned, interesting and characterful bungalow situated in one of the most sought after areas of this very popular East Yorkshire Wolds village. Offering huge further potential, the property is situated on a generous sized plot and would suit any garden lover, having a 36' greenhouse to the rear and a large double garage.

With two double bedrooms, the conservatory is positioned to the front of the property with a southerly facing aspect. Its position facing onto Beverley Road provides for a feeling of life which is often missing from many bungalows. Offered with no forward chain and the benefit of a shower room which was fitted approximately one year ago, viewing is highly recommended.

LOCATION

The property is located on Beverley Road in South Cave. South Cave is a particularly popular residential location with direct access onto the A63/M62 East/West motorway being situated at the foot of the Yorkshire Wolds. South Cave has a good range of local facilities most of which are within easy walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

14'2 x 3'7 (4.32m x 1.09m)

With a uPVC ornate glass panelled front door and storage cupboard.

LIVING ROOM

13'10 x 12'5 (4.22m x 3.78m)

A dual aspect and characterful room with French doors opening into the conservatory. The focal point of the room is an open grate fire set in a stone fireplace.

CONSERVATORY

25' x 9'9 (7.62m x 2.97m)

Southerly facing and looking out onto Beverley Road. Porcelain tiled floor, radiator and French doors opening onto the garden.

KITCHEN

15' x 9'10 (4.57m x 3.00m)

Offering a range of wall and base storage units with laminate worksurfaces and ceramic tiled splashbacks. Rangemaster gas range with five ring hob and double oven, stainless steel sink and drainer, fridge freezer and wall mounted Worcester Bosch boiler. Windows to both rear and side elevations.

UTILITY ROOM

10'2 x 7'1 (3.10m x 2.16m)

Base storage units with laminate worksurfaces, space and plumbing for washing machine and uPVC door opening onto the garden.

BEDROOM 1

13'10 x 12'2 (4.22m x 3.71m)

Built in wardrobes, French doors into the conservatory.

BEDROOM 2

13'11 x 8'11 (4.24m x 2.72m)

Window to the rear elevation and built-in wardrobes.

SHOWER ROOM

7'10 x 5'2 (2.39m x 1.57m)

Fitted approximately one year ago. Double shower enclosure, close coupled WC and vanity hand wash basin with further vanity cupboard above. Chrome heated towel rail, fully tiled walls and window to the rear elevation.

OUTSIDE

The property is set back from Beverley Road with a gravel drive leading up to the front of the property providing ample parking for several cars. The front garden has also been laid under gravel for ease of maintenance and lies behind a beech hedge which offers a good level of privacy to the front of the bungalow. A concrete drive leads down the side of the property to the double garage.

DOUBLE GARAGE

18'6 x 8'4 (5.64m x 2.54m)

A large tandem double garage with electric up & over door, two windows and courtesy door to the side, supplied with light and power.

REAR GARDEN

A patio is positioned adjacent to the rear of the house with two steps leading up to a lawn. To one side of the garden is a large greenhouse which is 36' x 10'8. The

greenhouse is supplied with electricity and water, the tap being in the utility room, and there is a large heating tray for growing on plants in winter and early spring.

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

Contact the agent's Willerby office on 01482 651155 for prior 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 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 Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. 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.

While 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 quality or efficiency can be given. Made with Intrepid i0522