





## THE LOCATION

The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including extensive range of shops, numerous bars and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, and a Railway Station.

## THE PROPERTY

We are delighted to welcome onto the market this beautifully appointed three bedroom detached home in a popular location of Beverley. The property has spacious rooms throughout creating an ideal space for the growing family. Benefitting from side gardens, block paved driveway and a detached garage, we would highly recommend a viewing to avoid missing out. The internal accommodation briefly comprises:- entrance hall, cloakroom/WC, lounge, conservatory, kitchen, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.



## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

With a composite front entrance door leading into the hallway with tiled flooring, stairs to first floor accommodation, telephone point and a radiator.

### CLOAKROOM / WC 4'4" x 4'0" (1.33m x 1.22m)

UPVC double glazed window to the front elevation, tiled flooring and a radiator. Two piece white suite comprising:- low level WC and wash hand basin.

### LOUNGE 15'11" x 11'4" (4.85m x 3.46m)

UPVC French doors leading through to the spacious conservatory, UPVC double glazed window to the front elevation, Karndean flooring, coving to ceiling, gas fire set in Adams style surround and two radiators.

### CONSERVATORY 13'0" x 8'10" (3.96m x 2.70m)

A spacious conservatory creating a useful additional reception room with UPVC double glazed double doors leading out to the side garden, UPVC double glazed windows, tiled flooring and television point.

### KITCHEN 14'9" x 12'6" into recessed area (4.50m x 3.80m into recessed area)

With a UPVC double glazed window to the side elevation, a UPVC double glazed window to the rear elevation, tiled flooring and a double radiator. Fitted with a range of wall and base units, work surfaces, Rangemaster oven with five ring hob, extractor fan over, plumbing for washing machine, space for tumble dryer and 1 ½ bowl stainless steel sink unit.

### LANDING

Window to the rear elevation, carpet flooring and access to loft space.

**MASTER BEDROOM 11'8" x 8'11" into wardrobes (3.55m x 2.71m into wardrobes)**  
Having a UPVC double glazed window to the front elevation, carpet flooring, two fitted wardrobes and a radiator.

### EN-SUITE SHOWER ROOM 8'2" x 4'6" (2.5m x 1.38m)

Modern suite comprising:- step in corner shower cubicle, low level WC and wash hand basin. UPVC double glazed window to the front elevation, part tiled walls, part decorative panelling, tiled flooring and heated towel rail.

### BEDROOM TWO 9'2" plus fitted cupboard x 8'11" (2.80m plus fitted cupboard x 2.71m)

UPVC double glazed window to the front elevation, carpet flooring, fitted wardrobe, fitted cupboard and a radiator.

### BEDROOM THREE 8'0" x 6'9" (2.44m x 2.07m)

UPVC double glazed window to the side elevation, carpet flooring, fitted cupboard and a radiator.

### FAMILY BATHROOM 6'9" x 5'7" (2.06m x 1.70m)

UPVC double glazed window to the side elevation, part tiled walls, tiled flooring, extractor fan and heated towel rail. Three piece white suite comprising:- bath with shower over, low level WC and wash hand basin.





### OUTSIDE:-

Block paved driveway to the front of the property providing ample off street parking. Lawned garden to the side with mature shrub beds.

### GARAGE

Detached garage with up and over door. Side personnel door.

### SIDE GARDEN

Fully enclosed garden with paved area immediately beyond the property leading to lawned garden. Further paved seating area.

### ADDITIONAL INFORMATION:-

### SERVICES

Mains gas, electricity and drainage. Telephone subject to renewal by Kingston Communications.

### APPLIANCES

No appliances have been tested by the Agent.

### LOCAL AUTHORITY

East Riding Of Yorkshire Council

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am - 5:30 pm Monday to Friday

9 am - 3 pm Saturday

10.30 am - 1 pm Sunday

9 am - 1 pm Bank Holidays

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your

individual requirements with you. Please ring 01482862846 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





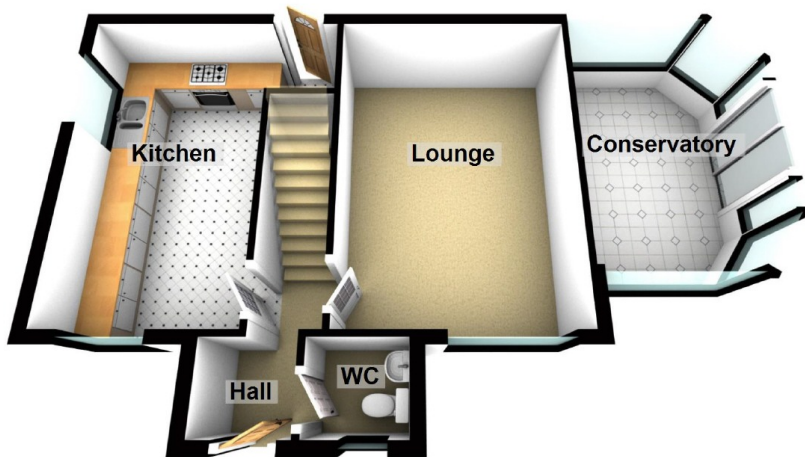




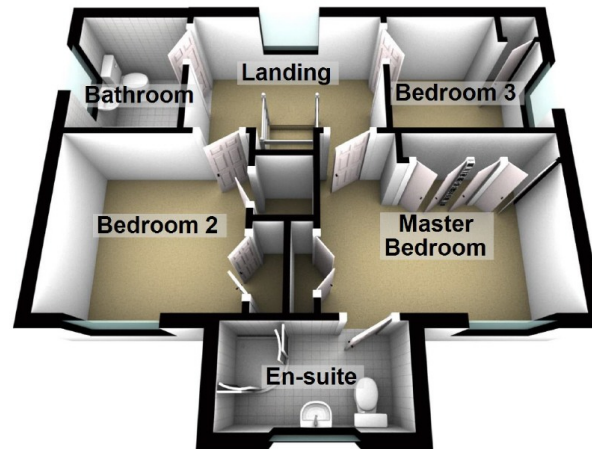
## Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



# CLUBLEYS

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