



QUICK & CLARKE
The Property Specialists

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37 Colteridge Grove, Beverley HU17 8XD
£399,950

- Large family house
- Superb corner plot
- Private garden
- Five beds/Two Baths/Three Rec'p
- Modern kitchen
- Double garage and driveway
- No onward chain
- EPC - D

One of the largest family houses on Collieridge Grove and situated on a fabulous corner plot, this superb house offers great potential. Offered with no forward chain and requiring some cosmetic modernisation, the property has been priced to reflect the required works. The flexible layout boasts three good sized reception rooms, five bedrooms and two bathrooms. Situated in a tucked away position in the corner of the cul-de-sac, the house has double driveway to the front, double garage and a generous sized, very private L-shaped garden to the rear.

LOCATION

The property is located in a tucked away position at the head of the cul-de-sac forming Collieridge Grove, which is accessed off Wingfield Way in this popular area on the south side of Beverley. Lying close to Morrisons supermarket, the property is in an excellent position to access the major road network linking Beverley with Hull and the M62 and also for the amenities in the centre of Beverley. The property also benefits from an enviable school catchment being serviced by Beverley Grammar School which lies close by, and by Beverley High School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

10'11 x 11'10 (3.33m x 3.61m)

Of an L-shape, with an ornate glass panelled timber front door and stairs to the first floor accommodation with storage cupboard under.

LIVING ROOM

13'10 x 11'3 (4.22m x 3.43m)

A well proportioned living room with vaulted ceiling. The focal point of the room is a feature ornate fireplace with marble hearth and back housing gas fire. Window to the side elevation.

DINING ROOM

15'11 x 9' (4.85m x 2.74m)

A dual aspect room with patio doors overlooking the garden and further window to the side elevation.

SITTING ROOM

9'7 x 8'8 (2.92m x 2.64m)

Bay window to the front elevation and laminate flooring.

KITCHEN

11'5 x 16'6 max (3.48m x 5.03m max)

An attractive and modern kitchen in a cream shaker style with laminate worksurfaces. Stainless steel 1 1/2 bowl sink and drainer, four ring Neff gas hob with glass splashback and extractor over, integrated double oven. Space and plumbing for washing machine, dishwasher and American style fridge freezer. Dual aspect with windows to both the side and rear elevations, and door leading out on to the garden. Laminate flooring.

DOWNSTAIRS CLOAKROOM

4'5 x 4'9 (1.35m x 1.45m)

Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin. Laminate flooring and window to the side elevation.

FIRST FLOOR

LANDING

Cupboard housing the hot water tank.

BEDROOM 1

13'7 x 11'2 (4.14m x 3.40m)

Vaulted ceiling, window to the side elevation and double built-in wardrobes.

EN-SUITE SHOWER ROOM

5'9 x 5'11 (1.75m x 1.80m)

Three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, low level WC and shower with Aqualisa power shower. Tiled walls and floor, mirror with inset LED light and window to the front elevation.

BEDROOM 2

10'4 x 11'6 (3.15m x 3.51m)

Window to the front elevation, built-cupboards and matching dressing table.

BEDROOM 3

10'1 x 8'10 (3.07m x 2.69m)

Window to the rear elevation, built-in cupboards and matching dressing table.

BEDROOM 4

8'3 x 8'9 (2.51m x 2.67m)

Window to the rear elevation and built-in wardrobes.

BEDROOM 5

9'6 x 6'2 (2.90m x 1.88m)

Window to the side elevation and built-in wardrobes.

BATHROOM

7'1 x 5'7 (2.16m x 1.70m)

Three piece sanitary suite comprising pedestal wash hand basin, low level WC and panelled bath. Tiled walls and floor and window to the rear elevation.

OUTSIDE

The property is set back from the head of the cul-de-sac with a double tarmac drive leading up to the garage. In front of the house is an open plan lawned garden with a central mature ornamental cherry tree. There is a further lawned garden leading down the side of the property which offers potential for additional parking if necessary.

DOUBLE GARAGE

16'11 x 16'7 (5.16m x 5.05m)

Twin roller shutter doors and further courtesy door to the side, supplied with light and power with storage in the roofspace above.

REAR GARDEN

A key feature of the property is its generous sized and relatively private L-shaped garden. Immediately behind the property is a large stone flagged patio seating area with an area of shaped lawn and gravel adjacent. To the corner of the garden is a covered timber barbecue area. The garden has an attractive ornamental pond and waterfall, and has an extensive level of mature shrubbery which forms the perimeter and offers a high level of privacy. The garden continues down the side of the property to the courtesy door accessing the garage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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 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

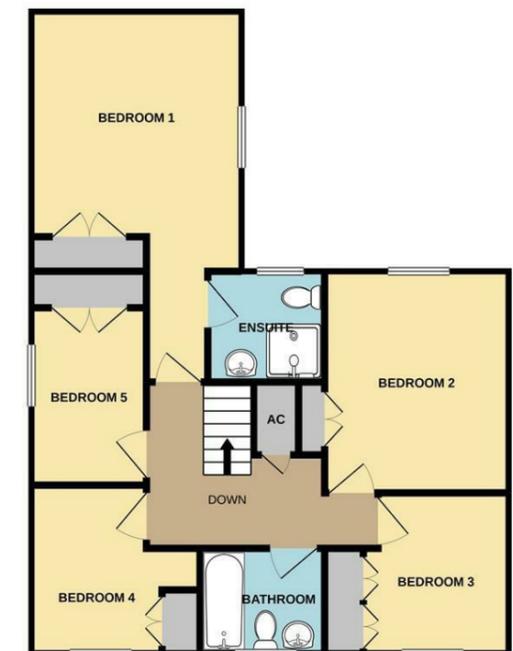
EPC RATING

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

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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