



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**23 Manor Park, Beverley HU17 7BS**  
**£595,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Four bed family house
- Very close to town centre & schools
- Two reception rooms
- Off-street parking
- Double Garage
- Conservatory overlooking the garden
- Two bathrooms
- EPC: D

Situated in a fantastic cul-de-sac location close to the amenities and the schools in the centre of Beverley, such houses are rarely available. Built by Peter Ward Homes and positioned on a generously sized corner plot and having the benefit of an ample driveway and detached double garage, the property offers four bedrooms, two bathrooms, two reception rooms and a conservatory. With a recently updated en-suite shower room, the property has been a much loved family house since new and viewing is highly recommended.

### LOCATION

The property is located in a superb tucked-away position on a small cul-de-sac on Manor Park which lies off Manor Road just to the North of the town centre. In a superb position to access the amenities, the property lies close to Beverley High School and St. Mary's Primary School, and is in convenient walking distance of the Westwood Pastures.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

A wide and welcoming entrance hall having a timber front door with ornate glass panels and matching windows to either side, cloaks cupboard and stairs leading to the first floor accommodation with a window at the half landing.

##### CLOAKROOM

7'9" x 2'9" (2.36m x 0.84m)

Recently re-fitted, modern vanity hand wash basin and close coupled w.c.

##### LIVING ROOM

18'3" x 11' (5.56m x 3.35m)

A very well proportioned living room with a beautiful Lincoln Cathedral stone fireplace housing a wood burning stove, bay window to the front elevation and patio doors leading into the conservatory.

##### CONSERVATORY

12'4" x 11'8" (3.76m x 3.56m)

Laminate flooring, radiator and French doors opening onto the rear garden.

##### DINING ROOM

11'5" x 11' (3.48m x 3.35m)

Offering flexibility of use and with window to the front elevation.

##### KITCHEN

13'5" x 11' (4.09m x 3.35m)

Range of wall and base storage units with oak fronts, laminate work surfaces and ceramic tile splashbacks, porcelain sink and drainer, four ring Neff gas hob with extractor over, integrated oven and grill, integrated fridge, space and plumbing for washing machine and fridge freezer, window over the sink, glass panelled door opening into the rear garden and storage cupboard under the stairs.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

15'4" x 11'5" (4.67m x 3.48m)

A very well proportioned principal bedroom with window to the front elevation and a range of Dreamer fitted wardrobes. Door through to en-suite shower room.

##### EN-SUITE SHOWER ROOM

6'10" x 4'5" (2.08m x 1.35m)

Recently refitted with a double shower enclosure and pedestal hand wash basin, granite effect flooring, ceramic tiles to walls and window to the side elevation.

##### BEDROOM 2

11'11" x 11'2" (3.63m x 3.40m)

Painted floorboards and window.

##### BEDROOM 3

11' x 6'11" (3.35m x 2.11m)

Window.

##### BEDROOM 4

7'10" x 7'11" (2.39m x 2.41m)

Window.

##### BATHROOM

8'8" x 6'10" (2.64m x 2.08m)

Three piece sanitary suite comprising bath with Mira electric shower over, close coupled w.c. and wall hung hand wash basin, fully tiled walls, tile effect flooring and window to the rear elevation.

#### OUTSIDE

The property is set back from the head of the cul-de-sac with a wide tarmac drive providing ample off-street parking leading down the side of the property and up to the double detached garage. The front garden has an open plan lawn which is in keeping with the rest of the cul-de-sac.

The rear garden is largely lawned with a patio seating area, currently with a workshop and summer house which are for sale by separate negotiation.

#### DOUBLE GARAGE

A detached double garage with up-and-over door, courtesy side door and window, work bench and supplied with light and power, and an alarm (not tested).

#### 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).

#### COUNCIL TAX

The Council Tax Band for this property is Band F.

#### 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](mailto:beverley@qandc.net)

#### EPC RATING

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



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. Made with Metropix ©2023