



QUICK & CLARKE
The Property Specialists

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8 Rokeby Close, Beverley HU17 7QP
£430,000

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- Detached family home
- Prime cul-de-sac location
- No forward chain
- Two receptions plus conservatory
- Contemporary fitted kitchen
- Four bedrooms, two bathrooms
- Good sized driveway and garage
- Well tended gardens
- Council tax band E
- EPC rating D

Enjoying a prime cul-de-sac location and occupying a superb plot, we are delighted to present to the market this exceptional detached family home. The property has been owned by the same family since new and is now being offered for sale with no forward chain.

The property enjoys uPVC double glazing and gas central heating and is well-presented throughout. The accommodation comprises entrance hallway with downstairs WC, spacious lounge, living dining area opening into a contemporary fitted kitchen with built-in appliances and a conservatory. To the first floor there are four bedrooms, the principal bedroom having an en-suite shower, along with a modern house bathroom. The gardens are well-tended and there is a good sized block sett driveway providing parking for several vehicles and leading to the single garage.

Simply ready to move into, this superb family home now awaits its new owners.

LOCATION

Rokey Close is located off Copandale Road and lies within ease of reach of the town centre. The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

18'2 x 6'2 (5.54m x 1.88m)

To the side of the property there is a French Navy composite door with glazed inserts and chrome fittings which leads into the entrance hallway. Staircase to the first floor accommodation with attractive panelling and storage cupboard under.

DOWNSTAIRS WC

uPVC double glazed window to the side elevation, two piece white suite enjoys wash basin and low level WC.

LOUNGE

18'2 x 14'3 into bay decreasing to 11'11 (5.54m x 4.34m into bay decreasing to 3.63m)
uPVC double glazed walk-in bay window to the front elevation, uPVC double glazed window to the side elevation and TV aerial point.

LIVING / DINING ROOM

17'8 x 9'2 (5.38m x 2.79m)
Wood laminate flooring, sliding patio doors to the conservatory. Opening into:

KITCHEN

17'8 x 8'1 (5.38m x 2.46m)
uPVC double glazed window to the rear elevation and door leading out to the side of the property. An extensive range of light grey gloss fitted base and wall cupboards with wood effect worksurfaces and matching upstand. Sink unit with drainer and mixer tap, stainless steel double electric fan oven and ceramic hob. Space and plumbing for washing machine, space for American fridge freezer and wood laminate flooring.

CONSERVATORY

11'4 x 8'5 (3.45m x 2.57m)
Of timber and glass construction with two doors to garden.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

12'2 x 12' (3.71m x 3.66m)
uPVC double glazed window to the front elevation. An archway leads into:

EN-SUITE SHOWER

uPVC double glazed window to the side elevation. Walk-in shower cubicle with Aquaboard and wash basin set in vanity unit with tiled splashback. Attractive tiled floor and double linen cupboard.

BEDROOM 2

10'4 x 10'3 (3.15m x 3.12m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

10'5 x 9'11 plus doorwell (3.18m x 3.02m plus doorwell)
uPVC double glazed windows to both the front and rear elevation.

BEDROOM 4

10'5 x 7'7 max (3.18m x 2.31m max)
uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

8'4 x 5'7 (2.54m x 1.70m)
uPVC double glazed window to the side elevation. Modern fitted suite enjoys white gloss fronted vanity units providing storage facilities and housing the WC and wash basin, along with a panelled bath with hand shower over. Attractive tiling to walls with a feature tiled wall above the bath, tiled floor and Aquaboard to ceiling.

OUTSIDE

To the front of the property there is an open plan lawned garden, along with a wider than average block sett driveway providing off street parking for several vehicles with a walled boundary to one side. Access can be gained into the rear garden via a wrought iron gate at the side of the garage.

The rear garden is of good proportions and features gravelled and paved areas providing seating to the rear and side aspects, along with a lawned garden with established borders.

GARAGE

16' x 10'5 (4.88m x 3.18m)
A single garage with up & over main door and rear personnel door which leads into the garden.

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 E.

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

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.
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