



16 Warwick Drive, Beverley HU17 9TB
£308,000

- Fabulous remodelled family house
- Attractive and flexible layout
- Ground floor bedroom/sitting room with en-suite shower
- Open plan dining kitchen into conservatory
- Molescroft Primary School catchment
- Council tax band D
- EPC rating D

A fabulous and remodelled family house which benefits both from an open plan dining kitchen into a conservatory, and also a full conversion of the original integral garage to create a further sitting room or bedroom with en-suite shower room and w.c. adjacent. This superb flexible layout will appeal to those who require a ground floor bedroom/occasional room, or families looking for a further reception room.

The property has an appealing location being almost opposite the local playground and benefits from a Westerly aspect to the rear garden. Viewing is highly recommended.

LOCATION

The property is located on the western side of Warwick Drive opposite the local playground. Warwick Drive is accessed off Lockwood Road on this very popular and modern development in the Molescroft area of Beverley. This convenient position allows ease of access to the amenities in the centre of Beverley and importantly lies in the catchment area of the highly regarded Molescroft Primary School with Longcroft Secondary School lying relatively close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

uPVC glass panelled front door and modern resin floor covering which extends into the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

7'1 x 3'1 (2.16m x 0.94m)

Modern two piece sanitary suite comprising low level WC and vanity hand wash basin. Chrome heated towel rail.

LIVING ROOM

17'6 x 13'10 (5.33m x 4.22m)

A well-proportioned room with a window to the front elevation and stairs to the first floor accommodation with storage cupboard under. The focal point of the room is a contemporary styled beech fireplace with marble hearth and back housing a gas living flame fire.

SITTING ROOM/BEDROOM

13'4 x 7'6 (4.06m x 2.29m)

A superb conversion of the original integral garage which creates great flexibility of living space. With a window to the front elevation, a door leads through to the en-suite shower room, and the downstairs cloakroom is also adjacent.

EN-SUITE SHOWER ROOM

2'5 x 7'6 (0.74m x 2.29m)

Two piece sanitary suite comprising shower cubicle and vanity hand wash basin, fully tiled walls and floor, towel radiator.

OPEN PLAN LIVING/DINING KITCHEN

21'9 x 8'9 (6.63m x 2.67m)

A re-modelling of the original layout to create a more appealing open plan design. The attractive kitchen has a range of wall and base storage units with oak fronts and laminate work surfaces, travertine splashbacks, composite sink and drainer, four ring electric hob with extractor over, integrated oven, space and plumbing for a washing machine, integrated dishwasher and fridge freezer, porcelain tiled floor, uPVC glass panelled door opening into the garden and a window over the sink. Patio doors in the dining area lead through into the conservatory.

CONSERVATORY

10'6 x 9'10 (3.20m x 3.00m)

Having a westerly aspect, with a porcelain tiled floor and a uPVC glass panelled door opening out into the rear garden.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank.

BEDROOM 1

15'6 to wardrobes x 8'10 (4.72m to wardrobes x 2.69m)

Two windows to the front elevation and modern sliderobes across one wall.

EN-SUITE SHOWER ROOM

6'2 x 5'8 (1.88m x 1.73m)

With a wet room style tiled shower, low level WC, countertop hand wash basin set on a vanity unit, fully tiled walls and floor, window to the front elevation. Chrome heated towel radiator.

BEDROOM 2

10'5 x 9' (3.18m x 2.74m)

Window to the rear elevation and built-in wardrobe.

BEDROOM 3

8'8 x 7'1 (2.64m x 2.16m)

Built-in wardrobe and window to the rear elevation.

BEDROOM 4

7'10 x 6'11 (2.39m x 2.11m)

Window to the front elevation.

BATHROOM

8'2 x 4'11 (2.49m x 1.50m)

Three piece sanitary suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin, tiled walls and floor, and a chrome heated towel rail.

OUTSIDE

The property is set back from the road with both tarmac and brick sett parking areas to the front and which can comfortably accommodate two cars. The front garden has been laid under gravel for ease of maintenance.

The rear garden is westerly facing with a central path laid under slate leading to the rear of the garden, where there is a seating area which has also been laid under decorative slate. The path bisects the lawned garden and there is a shed for storage to the rear. Fenced on three sides, there is a good level of privacy courtesy of some of the planting within 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

The property is offered Freehold.

COUNCIL TAX

The Council Tax Band for this property is Band D.

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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