



QUICK & CLARKE
The Property Specialists

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30 St Martins Court, Beverley HU17 8JB
£285,000

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

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- No onward chain
- Attractively presented throughout
- Large open plan living/dining/study
- Modern kitchen and bathroom
- 2 double bedrooms
- Easy to maintain Southerly facing garden
- Off-street parking and garage
- Excellent 'lock up and leave' or investment
- EPC Rating: D
- Council Tax Band: C

Beautifully presented and benefitting greatly from a large extension to the rear, this superb town house will not fail to impress. Situated conveniently close to the amenities in the town centre and having the benefit of off-street parking and garage, the property is offered with the advantage of no onward chain.

To the ground floor is a fabulous open plan living/dining/study with French doors opening out onto an easy to maintain Southerly facing garden plus a modern kitchen, utility room and downstairs cloakroom. To the first floor are two double bedrooms and a modern house bathroom. In move-in condition, viewing is highly recommended.

LOCATION

The property is located on St Martin's Court which is accessed off the quieter Southern end of Lairgate, and provides direct access to the amenities of the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'9" x 6'5" (3.58m x 1.96m)
Modern uPVC front door with frosted glass panels and further window to one side, attractive oak style laminate flooring, stairs to the first floor with large storage cupboard and light beneath.

OPEN PLAN LIVING/DINING/STUDY

23'9" x 14'8" maximum (7.24m x 4.47m maximum)
A superb extension to the rear of the property offering flexibility of layout and currently with dining room table, living room furniture and further study area. The vaulted ceiling of the extension has two Velux roof lights and French doors opening out onto the easy to maintain, Southerly facing garden. A continuation of the oak style laminate flooring.

KITCHEN

11'8" x 8' (3.56m x 2.44m)
An attractive modern kitchen having wall and base storage units with beech style fronts and laminate work surfaces, five ring Neff ceramic hob with extractor over and integrated Miele oven, stainless steel one and a half bowl corner sink and drainer, ceramic tiled splashbacks, integrated Miele microwave, space and plumbing for American style fridge freezer and window to the front elevation. Door through to utility room.

UTILITY ROOM

4'7" x 4'10" (1.40m x 1.47m)
Base storage unit with Belfast sink and butcher's block work surfaces, ceramic tiled splashbacks to match those in the kitchen with shelves above and space and plumbing for a washing machine. Bi-fold door through to downstairs cloakroom.

CLOAKROOM

Close coupled w.c., vanity hand wash basin and heated towel rail.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

11'5" x 9'6" (3.48m x 2.90m)
Built-in wardrobes with sliding fronts, two windows to the front elevation and oak style laminate flooring.

BEDROOM 2

13'9" x 9'5" (4.19m x 2.87m)
Window to the rear elevation, oak style laminate flooring and currently with freestanding wardrobes.

BATHROOM

8'2" x 4'9" (2.49m x 1.45m)
Three piece sanitary suite in white comprising close coupled w.c., vanity hand wash basin with storage under, panelled bath with electric shower over, partially tiled walls, wall mounted vanity storage unit and window to the rear elevation. Tile style floor covering.

OUTSIDE

The property is set back from the pavement with a small area of garden laid under gravel for ease of maintenance with an attractive ornamental tree. A flagged drive leads down the side of the property and to the single garage which is attached and encloses the rear garden. There is a side courtesy door to the garage and the garage has light and power, and has been extended to the rear with a timber shed.

The rear garden is a Southerly facing sun trap which has been laid under brick setts for ease of maintenance and a neighbour's wall to the rear creates a level of privacy.

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).

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



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.