



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
www.quickclarke.co.uk



9 Old College Drive, Beverley HU17 7FL
£1,300,000

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- Stunning modern family house
- Approximately 5 years old
- Overlooking Beverley Racecourse and The Westwood
- South-Westerly facing rear garden
- 3 receptions - 4 double bedrooms
- 3 bathrooms
- Very high specification
- Double garage & parking
- EPC Rating: B
- Council Tax Band: G

Situated in a prime position on this exclusive and attractive modern development recently constructed by Peter Ward Homes, this fabulous house overlooks the Racecourse and has an ideal South-Westerly aspect to the rear.

This elegant, homely house is, in our opinion, one of the most attractive designs on the Old College development, with its classic double fronted layout which offers three reception rooms including a modern open plan living/dining kitchen overlooking the garden. To the first floor there are four double bedrooms, two of which have en-suite bathrooms, and a further house bathroom all by Porcelanosa.

With a large double garage and parking, the property has an extremely high specification and viewing is highly recommended.

LOCATION

The property is situated in one of the best positions on Beverley's most exclusive development. South-Westerly facing to the rear, and with open views over the Racecourse and Beverley Westwood, the property lies on Old College Drive which is accessed off Gallows Lane from New Walk. Situated adjacent to the amenity land of Beverley Westwood, the property is located just half a mile from the centre of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

17'3" x 8'5" (5.26m x 2.57m)

A beautiful wide entrance hall with high ceilings, attractive modern tiled floor with underfloor heating and mat well, stairs to the first floor accommodation with storage cupboard under and with light.

LIVING ROOM

23'6" into bay x 15'2" (7.16m into bay x 4.62m)

A fabulous dual aspect room with large walk-in bay window to the front elevation and further window to the side elevation. The focal point of the room is a wood burning stove set in a tiled fireplace with a traditional white painted surround and slate hearth.

OPEN PLAN KITCHEN/DAY ROOM/DINING

39'10" x 21'7" into bay reducing to 15'6" (12.14m x 6.58m into bay reducing to 4.72m)

A stunning room overlooking the garden with large bay window which creates a superb position for the dining room table, and two further sets of French doors leading out onto the South-Westerly facing patio area.

The designer kitchen by Porcelanosa has a generous range of contemporary styled wall and base storage units with modern light grey fronts and matching breakfast bar, Porcelanosa Krion work surfaces with inset double basin and Quooker tap, centre island with an induction hob and extractor over, double oven with combi-microwave and warming drawer, wine cooler, full height fridge and freezer, integrated dishwasher and tiled floor, and media wall with inset mounting for a television in the living area.

UTILITY ROOM

10'4" x 5'9" (3.15m x 1.75m)

Base and larder storage units with Porcelanosa Krion work surfaces, inset sink and drainer, space and plumbing for washing machine and tumble dryer, modern Ideal standard boiler on wall and composite door providing access to the rear garden and garage.

SNUG

15'1" x 14'9" (4.60m x 4.50m)

Walk-in bay window to the front elevation.

CLOAKROOM

5'9" x 4'1" (1.75m x 1.24m)

Two piece sanitary suite by Porcelanosa comprising back to the wall w.c., vanity hand wash basin, partially tiled walls and floor.

FIRST FLOOR

L-SHAPED LANDING

15'9" x 19'6" (4.80m x 5.94m)

Window to the front elevation and large storage/airing cupboard housing the hot water cylinder.

PRINCIPAL BEDROOM

19'7" x 16'3" (5.97m x 4.95m)

Occupying the prime position having a bay window with a South-Westerly aspect overlooking the Racecourse and Westwood.

There are two dressing rooms with fitted wardrobes and a snug study area.

EN-SUITE BATHROOM

10'10" x 7'5" (3.30m x 2.26m)

Porcelanosa sanitary suite with double vanity hand wash basins, back to the unit w.c., recessed bath with tiled surround, walk-in shower with tiled niche, two chrome heated towel rails, wall mounted mirror with LED light and window to the rear elevation.

BEDROOM 2

15'3" x 12'4" (4.65m x 3.76m)

Two windows to the front elevation.

EN-SUITE SHOWER ROOM

7'7" x 6'6" (2.31m x 1.98m)

Porcelanosa sanitary suite with wall hung hand wash basin, back to the unit w.c., walk-in shower, chrome heated towel rail and window to the side elevation.

BEDROOM 3

15'1" x 10'10" (4.60m x 3.30m)

Two windows to the front elevation.

BEDROOM 4

11'4" x 10'3" (3.45m x 3.12m)

Window to the rear elevation.

BATHROOM

10'5" x 8'10" reducing to 7'10" (3.18m x 2.69m reducing to 2.39m)

Four piece Porcelanosa sanitary suite comprising vanity hand wash basin, back to the unit w.c., recessed bath with tiled surround and walk-in shower cubicle, beautifully tiled walls, window to the side elevation and chrome heated towel rail.

OUTSIDE

FRONT

The property is set back from the road with an area of open plan lawn and steps leading up to the front door. To one side is a wide brick sett driveway which leads up to the double garage. A gate provides access to the rear garden.

DOUBLE GARAGE

21'1" x 20'9" (6.43m x 6.32m)

Double electric up-and-over door, side courtesy door, light and power and the potential of further storage in the roof space.

REAR GARDEN

The majority of the rear garden faces South-West and overlooks the Racecourse and Westwood Pastures. With a wide patio area adjacent to the kitchen/day room/dining the patio extends to the Southerly aspect and as such makes the most of the available sunlight. The patio area is surrounded by wrought iron railings with a gate making it ideal for owners who would like a dog, or families with children.

The garden is largely lawned and has a high fence which provides a good level of privacy. With wide and well stocked flower borders, there are a number of mature trees which provide for an attractive backdrop to the property.

SERVICES

All mains services are available or connected to the property.

NHBC CERTIFICATE

The property has the benefit of 5 years remaining on the NHBC certificate.

CENTRAL HEATING

The property benefits from a gas fired central heating system with the addition of an air recirculation/heat recovery system, and underfloor heating to the ground floor.

MVHR UNIT

An MVHR (Mechanical Ventilation with Heat Recovery) unit is installed in the loft and this provides a supply of fresh filtered air to the property through a heat recovery 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 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



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