



1 Curlew Close, Beverley HU17 7QN
£289,950

- Detached four bed house on a corner plot
- Approx 1,100 square feet
- Beautifully presented
- Highly sought after location
- Modern kitchen and bathroom
- Conservatory
- Detached garage and private driveway
- Good access to town centre
- Local shops close by
- Council tax band D. EPC rating C.

A beautifully presented, light and spacious four bedroomed detached house on a corner plot and located within the heart of Molescroft, one of the most popular and sought after residential localities within the historic market town of Beverley.

The property extends to approximately 1,100 square feet having entrance hall with cloakroom and open plan living room with dining area, along with kitchen and conservatory at ground floor. At first floor there are four bedrooms and a modern family bathroom.

The plot is generous having gardens to front, side and rear but also benefits from a detached brick and tile single garage with private rear driveway.

This really is a beautifully presented home in an outstanding location that should not be missed.

LOCATION

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 HALL

Staircase to first floor, PVCu sealed unit double glazed door and radiator.

CLOAKROOM

Low level WC with corner wash basin, PVCu sealed unit double glazed window and half tiled walls.

LIVING ROOM

15'4 x 10'9 (4.67m x 3.28m)
A lovely spacious room which is open plan to the dining area, having PVCu sealed unit double glazed bow window, ceiling coving and radiator.

DINING AREA

11'9 x 8'10 (3.58m x 2.69m)
Understairs storage cupboard, French doors to conservatory, ceiling coving and radiator.

CONSERVATORY

9' x 14'6 (2.74m x 4.42m)
Of PVCu sealed unit double glazed and brick construction with French doors to rear garden.

KITCHEN

12' x 7'10 (3.66m x 2.39m)
A modern grey gloss kitchen with base and eye level units having timber effect worksurfaces incorporating a single drainer sink unit, electric oven and hob having canopy over. Integrated dishwasher, fridge and freezer along with plumbing for automatic washing machine. PVCu sealed unit double glazed bow window and door to conservatory.

FIRST FLOOR LANDING

PVCu sealed unit double glazed window and loft access.

BEDROOM 1

12'9 x 10'4 (3.89m x 3.15m)
PVCu sealed unit double glazed bow window and radiator.

BEDROOM 2

10'5 x 8'9 (3.18m x 2.67m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'10 x 6'4 (2.69m x 1.93m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

10' x 6'5 (3.05m x 1.96m)
Built-in bulkhead cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'6 x 5'8 (2.29m x 1.52m)
A modern suite comprising P-shaped bath with shower over, corner wash basin and low level WC, tiled floor, chrome towel radiator and PVCu sealed unit double glazed window.

OUTSIDE

The property stands on a corner plot having front lawned garden with fenced boundary and flower beds, along with stone pathway leading to the front door.

To the side of the property is a further lawned garden with walled boundary and flower beds leading to the rear paved garden creating a lovely seating area.

GARAGE

The property benefits from a detached brick and tile single garage with up & over door, personnel access door, having light and power laid on, all accessed via a rear private driveway.

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.

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