



**122 Butterfly Meadows, Beverley HU17 9GB**  
**£435,000**

- Wonderful purpose-built five bedroom house
- Approximately 1,600 square feet
- Incredibly well presented
- Stunning white gloss kitchen
- Amazing conservatory & bi-fold doors
- En-suite to two bedrooms
- Private drive position & substantial off-street car parking
- Good size garden
- Outstanding home
- EPC Rating: C; Council Tax Band: E

An exceptionally well presented, purpose-built five bedroom detached house, which has been modernised and upgraded, and now offers exceptional family accommodation extending to approximately 1,600 square feet. Offering two reception rooms, stunning white gloss kitchen, utility and cloakroom along with an amazing conservatory with double bi-fold doors, which really inter-communicates with the outside space.

At first floor two of the five bedrooms have en-suite shower rooms, and there is a delightful modern family bathroom with roll top bath.

The property stands at the head of a small private drive serving only three properties, and has very good size gardens to front and rear but also benefits from additional car parking facility and an integral single garage.

This really is a beautifully presented home 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 and understairs storage cupboard, timber effect flooring and radiator.

##### CLOAKROOM

Vanity wash basin with cupboards below, low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

##### LIVING ROOM

18' x 11' (5.49m x 3.35m)  
Approached via French doors from the hallway and having wall mounted gas fire, PVCu sealed unit double glazed windows to two elevations and radiator.

##### DINING ROOM

11'8" x 9'3" (3.56m x 2.82m)  
PVCu sealed unit double glazed French doors to conservatory and radiator.

##### CONSERVATORY

13'9" x 11' (4.19m x 3.35m)  
A stunning addition to this lovely house, being of PVCu sealed unit double glazed construction with glass roof having tile floor and two bi-fold doors making this room a super connection between the indoor and outdoor living space.

##### KITCHEN

17' x 11'7" (5.18m x 3.53m)  
A stunning, spacious room with white gloss base and eye level units having polished stone work surfaces along with a matching centre island with timber breakfast bar addition, electric oven and hob, single drainer sink unit, timber effect flooring, PVCu sealed unit double glazed window and PVCu sealed unit double glazed French doors to garden.

##### UTILITY ROOM

8'6" x 5' (2.59m x 1.52m)  
White gloss base and eye level units with single drainer sink unit, timber effect flooring, plumbing for automatic washing machine and PVCu sealed unit double glazed door to outside.

##### FIRST FLOOR

##### LANDING

Built-in cupboard.

##### BEDROOM 1

12' x 11' (3.66m x 3.35m)  
Having an extensive range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE

6'7" x 6'1" (2.01m x 1.85m)  
Monsoon shower with glass screen, vanity wash basin with cupboard below and low level w.c. having concealed cistern, tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

11'4" x 10'8" (3.45m x 3.25m)  
PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

6'6" x 5' (1.98m x 1.52m)  
Shower in corner cubicle, white gloss units having vanity wash basin with cupboard below and concealed low level w.c., tiled floor and chrome towel radiator.

##### BEDROOM 3

13' x 8' (3.96m x 2.44m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

11'5" x 8'9" maximum (3.48m x 2.67m maximum)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 5

8'9" x 6'5" (2.67m x 1.96m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

7'3" x 6' (2.21m x 1.83m)  
Contemporary roll top bath having black gloss vanity wash basin with cupboards below and concealed low level w.c., tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

The property is approached via a private driveway serving only three properties with No. 122 at the head. There is an expanse of parking available to the front of the house along with an open plan lawned garden, whilst at the rear is a substantial decking seating area which overlooks the well-proportioned lawned garden with planting beds.

##### GARAGE

17'4" x 8'2" (5.28m x 2.49m)  
Personal access door from the entrance hall along with up-and-over door, light and power laid on.

##### 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 PVCu 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](mailto:beverley@qandc.net)



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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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