



QUICK & CLARKE
The Property Specialists

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12 Westerby Vale, Beverley HU17 8WL
Guide Price £519,000

- Updated and enhanced since built (2022)
- Possibly the best plot on Deira Park
- Stunning open plan living dining kitchen
- Four bedrooms / two bathrooms
- Very large driveway and double garage
- Head of cul-de-sac position
- Large porcelain tiled sun terrace
- Landscaped rear garden
- CCTV; Upgraded burglar and fire alarm system
- EPC rating B; Council tax band E

Built in 2022 and having been recently enhanced by the current owners, this immaculate property is the largest house type built by Peter Ward Homes on the Deira Park development. Situated on possibly the best plot on the development lying at the head of a cul-de-sac and with extensive parking to the front and side, this beautiful property has a superb contemporary style layout and a very high specification.

With a roomy living room with wood burning stove and a further large open plan living dining kitchen opening onto the garden to the rear, the property has four double bedrooms, the master having a walk-in wardrobe leading through to an en-suite shower room, plus a further house bathroom. With a large double garage and a beautifully landscaped rear garden, viewing is essential.

LOCATION

The property is located at the head of the cul-de-sac forming Westerby Vale which is on the Deira Park development on the south side of Beverley. Lying just off the southern bypass, the A164, the property is in a very convenient location to access the major road network which links Beverley with Hull and the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE HALL

12'7 x 6'4 (3.84m x 1.93m)
Modern composite front door with window above, stairs to the first floor accommodation, limed oak herringbone laid floor covering which leads through into the living dining kitchen.

LIVING ROOM

16'3 x 12'2 (4.95m x 3.71m)
A very well proportioned room with a wood burning stove set on a slate heart with tiled back, along with two windows to the front elevation.

OPEN PLAN LIVING DINING KITCHEN

26'6 x 11'3 max (8.08m x 3.43m max)
Of an L-shape and encompassing all of the rear aspect of the property with French doors opening onto the garden. The kitchen offers a good range of wall and base storage units with light grey fronts and laminate worksurfaces. Matching centre island with five ring gas hob and extractor above. Double oven, 1 1/2 bowl sink and drainer, integrated dishwasher, fridge and freezer. Space for table and living room furniture, cupboard under the stairs and windows overlooking the rear garden.

UTILITY ROOM

7' x 5'3 (2.13m x 1.60m)
Base storage units with worksurfaces, space and plumbing for washing machine and tumble dryer, window to the side elevation.

STUDY

8'9 x 6'11 (2.67m x 2.11m)
Carpeted and with window to the front elevation.

CLOAKROOM

7' x 3'8 (2.13m x 1.12m)
Two piece sanitary suite comprising wall-hung wash basin with semi-pedestal and close coupled WC.

FIRST FLOOR LANDING

Cupboard housing the modern gas boiler.

BEDROOM 1

13'9 x 12'2 (4.19m x 3.71m)
A very well-proportioned room with window to the front elevation. Access to:

WALK-IN WARDROBE

8' x 3'11 (2.44m x 1.19m)
Recently fully fitted by the current owner to provide an extensive range of wardrobes. Access to:

EN-SUITE SHOWER ROOM

7'3 x 5'5 (2.21m x 1.65m)
Three piece sanitary suite comprising large double shower enclosure, wall-hung wash basin with semi-pedestal and close coupled WC. Window to the rear elevation and partially tiled walls.

BEDROOM 2

10'10 x 9'7 (3.30m x 2.92m)
Window to the rear elevation.

BEDROOM 3

13'10 max x 8'7 max (4.22m max x 2.62m max)
Two windows to the front elevation.

BEDROOM 4

9'6 x 8'11 (2.90m x 2.72m)
Window to the rear elevation.

BATHROOM

6'10 x 6'3 (2.08m x 1.91m)
Four piece sanitary suite comprising panelled bath, wall-hung wash basin with semi-pedestal, close coupled WC and large walk-in shower cubicle. Partially tiled walls and window to the side elevation.

OUTSIDE

The property occupies a very generously sized plot at the head of the cul-de-sac. Approached over a wide brick sett drive which also leads down the side of the property, there is space for parking of several vehicles and an electric vehicle charging point. Immediately in front of the house is a lawned garden and a gate provides access from the driveway into the rear garden.

The rear garden has been recently landscaped by the current owners and has a stunning porcelain tiled sun terrace which can be accessed directly from the kitchen area. With a fixed canopy/sun shade over the seating area, the sun terrace leads out onto a largely lawned garden partially enclosed by raised flower beds. Behind the garage there is a large space which has been given over as a children's play area and been laid under rubberised pellets. The garden extends down the side of the property where there is space for bin storage.

DOUBLE GARAGE

19'1 x 18'2 (5.82m x 5.54m)
A large double garage with electric up & over door, supplied with light and power, and with further storage if required in the roofspace.

SERVICES

All mains services are available or connected to the property.

AGENT'S NOTE

The property benefits from a CCTV system, and an upgraded fire and burglar alarm.

CENTRAL HEATING

The property benefits from a gas fired central heating system with dual thermostat for controlling the temperature upstairs and downstairs individually.

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).

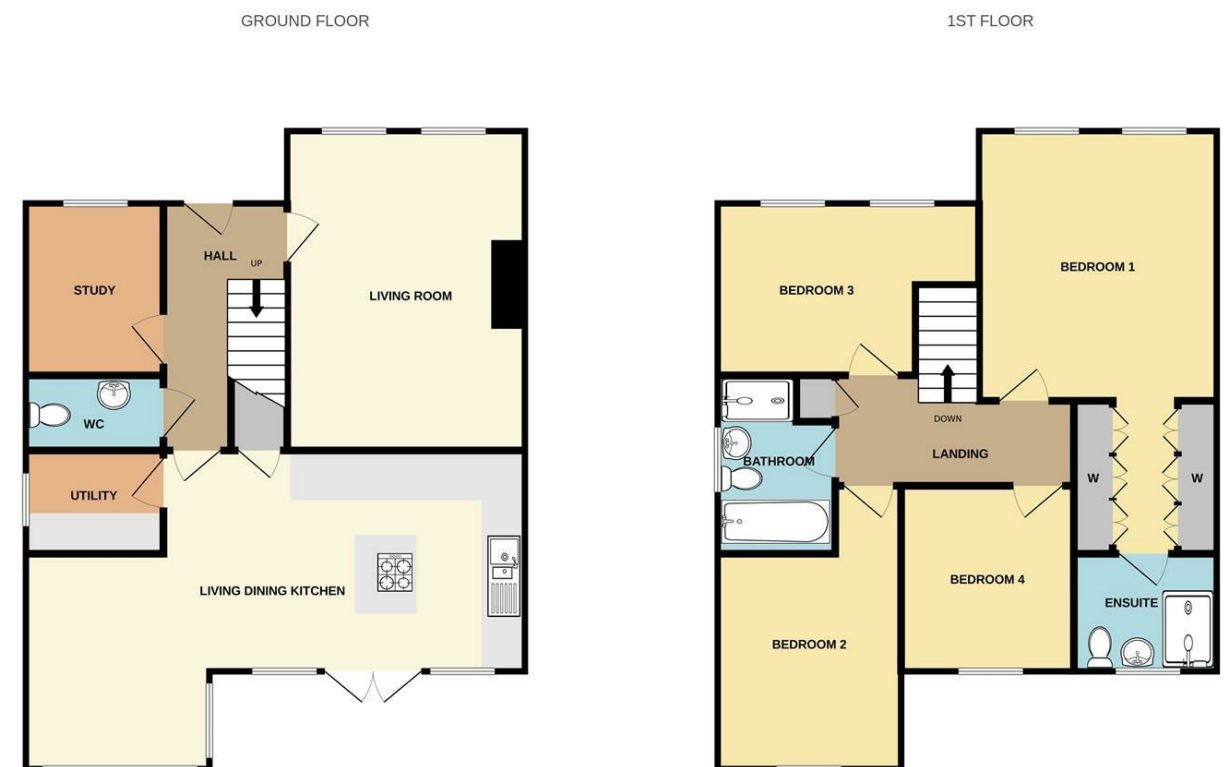
VIEWING

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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