



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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1 The Old Racing Stables, Beverley HU17 8DL
£350,000

- Immaculate 2 bedroom semi
- Heart of the Georgian Quarter
- Wonderfully secluded location
- Pretty cobbled lane
- Outstanding presentation
- Deceptively spacious
- Private parking
- Short walk to Westwood
- Extensive facilities close by
- EPC Rating: D Council Tax Band: D

A rare and unmissable opportunity to purchase this 'Turn Key' IMMACULATE 2-bedroom semi-detached house set in a secluded location in the historic North Bar Within area of the Georgian Quarter. A recently refurbished property which benefits from a well-proportioned floor plan with a modern and high spec elegant finish.

LOCATION

Set in the historic North Bar Within of the Georgian Quarter of Beverley, this property is tucked away down a private cobbled lane with shared access and dedicated off-road parking for one/two vehicles. The area is set adjacent to St Mary's Manor within 5 minutes' walk there is an abundance of shops interspersed with theatre, restaurants, bars and cafes. The open common pastures and woodland of the Westwood are only a few steps away from the property where you will also find the local golf course and famous racecourse. These facilities and the character of the town make Beverley one of the most desirable places to live in the county of Yorkshire being close to quality schools and amenities such as doctors and dentist surgeries. Great transport links - 8 miles to Hull, less than 30 miles to York and 12 miles to the nearest beach.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A high-quality uPVC door allows access to:

RECEPTION HALL

7'2" x 3'7" (2.2m x 1.1m)

Bespoke oak and glass staircase, oak effect flooring, radiator.

LOUNGE

16'4" x 15'5" (5.0m x 4.7m)

A superbly large living area with a feature wood burner with floating oak mantel, oak door, oak effect flooring, ceiling and wall lighting, radiator and dual aspect uPVC double glazed windows.

KITCHEN / DINING

16'4" x 8'10" (5.0m x 2.7m)

With a full range of high-gloss, soft closing modern and stylish base and wall mounted units, integrated dishwasher, four ring gas hob with filter canopy over built-in electric oven, integrated microwave, chrome sink with stylish swan neck mixer tap, under stair storage cupboard with plumbing for washing machine, radiator, oak effect flooring, oak doors, ceiling spotlights and dual aspect uPVC double glazed windows.

FIRST FLOOR

GALLERIED LANDING

A beautiful bespoke oak and glass staircase leads to a first-floor elegant galleried landing area with abundant storage cupboards with oak doors, Velux window, stylish feature lighting. Access to the extensive fully boarded loft space with lighting and integrated ladder access.

BEDROOM 1

16'4" x 9'10" (5.0m x 3.0m)

Huge Super-king, uPVC double glazed window, radiator, spacious bespoke full length fitted wardrobes, oak door.

BEDROOM 2

12'5" x 7'0" (3.8m x 2.15m)

Spacious Double, uPVC double glazed window, radiator, spacious bespoke full length fitted wardrobes, oak door.

BATHROOM

9'2" x 5'8" (2.8m x 1.75m)

Spacious and sophisticated with floor to ceiling high quality wall tiles, with white half pedestal Roca hand basin with stylish chrome mixer tap, low level dual flush Roca WC, large floor to ceiling full length glass shower screen fitted to a double low profile shower tray. SMART technology high pressure pumped power shower, Aqua Lisa rainfall overhead plus hand shower, chic non-slip flooring, large, heated chrome ladder radiator, oak door, Velux window, double mirrored vanity unit, ceiling spotlights and wall low level sensor spotlights.

OUTSIDE

The property is approached via a dedicated paved driveway with space for one vehicle. Beautiful black wrought-ironed gates lead into a generous sized walled and paved courtyard with planters and a private seating area. A south-westerly aspect enjoys full day and evening sunshine for alfresco dining. A purpose-built woodshed along with a storage shed allows ample space for parking an additional vehicle if required.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.