



6 Manor Close, Beverley HU17 7BP
Guide Price £300,000

- Extended family home
- Almost 1,000 square feet
- Outstanding location
- Short walk to town centre
- Three bedrooms
- Attic
- Ducted air heating
- Good size gardens to front and rear
- Detached garage/workshop
- EPC Rating: D; Council Tax Band: C

At almost 1,000 square feet this extended three bedroom semi-detached property offers particularly spacious accommodation and is located in an extremely popular residential cul-de-sac, only a short walk from Beverley town centre and close to a range of local amenities on Woodhall Way.

The property offers open plan living room/diner to ground floor along with a garden room extension to the rear and kitchen, whilst at first floor there are three bedrooms and a family bathroom. A fixed staircase leads to a further attic space and the house is complemented by the size and quality of the gardens to front and rear, as well as the substantial detached brick garage/workshop it offers.

This really is an outstanding home located just a short walk from Beverley town centre.

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

PVCu sealed unit double glazed window.

LIVING ROOM

14'7" x 11'8" (4.45m x 3.56m)
Stone effect fireplace with brick effect inset and polished stone hearth, multi-fuel stove, and PVCu sealed unit double glazed window.

DINING AREA

9'6" x 8'8" (2.90m x 2.64m)
Understairs storage cupboard and sliding doors to garden room.

GARDEN ROOM

15' x 7'10" (4.57m x 2.39m)
Laminate floor, PVCu sealed unit double glazed window, door to outside and PVCu sealed unit double glazed French doors to garden.

KITCHEN

9' x 8'6" (2.74m x 2.59m)
Base and eye level units with roll edge work surfaces incorporating electric oven with ceramic hob. Stainless steel single drainer sink unit.

FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 10'10" (3.91m x 3.30m)
An extensive range of fitted wardrobes and drawers, and PVCu sealed unit double glazed window.

BEDROOM 2

11' x 8'7" (3.35m x 2.62m)
Fitted wardrobes and PVCu sealed unit double glazed window.

BEDROOM 3

8'7" x 6'5" (2.62m x 1.96m)
Fitted bulkhead cupboard and PVCu sealed unit double glazed window.

FAMILY BATHROOM

6'4" x 5'5" (1.93m x 1.65m)
Panelled bath with shower over, wash basin and low level w.c., tiled walls and PVCu sealed unit double glazed window.

ATTIC

17'9" x 10'8" (5.41m x 3.25m)
Built-in eaves cupboard, sealed unit double glazed window and PVCu sealed unit double glazed window.

OUTSIDE

To the front of the property is a substantial rose garden with side concrete driveway offering off-street car parking for multiple cars.

The rear garden is large in size and laid mainly to lawn with brick sett paths, but benefitting from a fruit growing cage and timber summer house with additional store.

GARAGE/WORKSHOP

10'7" x 20'8" (3.23m x 6.30m)
Up-and-over door with light and power laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a ducted air 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



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.

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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