



**10 Spindle Garth, Beverley HU17 0WR**  
**£335,000**

- Modern house - less than 2 years old
- Beautifully presented throughout
- Well proportioned 4 bedroom detached home
- Close to Keldmarsh Primary School
- High School and Grammar School catchment area
- Less than 20 minute walk to town centre
- Open plan modern dining kitchen
- Off-street parking and garage
- EPC Rating: B
- Council Tax Band: D

A beautifully presented and well laid out, detached family house having been built less than 2 years ago, but with the benefit of all of the snags having been completed. In a superb position lying close to Keldmarsh Primary School, and within convenient access of the town centre, the modern layout boasts a stunning open plan dining kitchen along with a well proportioned living room, downstairs cloakroom and to the first floor four good size bedrooms, the master having an en-suite shower room, and a family bathroom. With off-street parking and detached garage, the property also has gardens to both front and rear. Viewing is highly recommended.

#### LOCATION

Spindle Garth is situated just off the major road network linking Beverley with the M62 and Hull, and is part of the recent development which is accessed off Woodmansey mile on the South side of Beverley. Accessed from Voase Way via Elm Tree Drive, the property is not only in an excellent position to access the amenities of the town centre, which are approximately a 20 minute walk away, but also the property lies very close to Keldmarsh Primary School and is in the catchment area of Beverley Grammar and the High School.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

14'10" x 3'10" (4.52m x 1.17m)

Modern composite front door with central glass panel and attractive modern floor covering.

##### CLOAKROOM

Close coupled w.c., pedestal hand wash basin and window to the side elevation.

##### LIVING ROOM

16'5" x 10'8" reducing to 9'7" (5.00m x 3.25m reducing to 2.92m)

A very well proportioned living room with window to the front elevation. Fully wired and networked for a media wall.

##### OPEN PLAN DINING KITCHEN

18'1" x 13'7" reducing to 11'1" (5.51m x 4.14m reducing to 3.38m)

A stunning kitchen situated to the rear of the property and overlooking the garden. The kitchen offers a good range of wall and base storage units with white gloss fronts, laminate work surfaces and matching breakfast bar, four ring stainless steel gas hob with glass splashback and extractor over, integrated oven, fridge, freezer and dishwasher. Cupboard housing the washing machine and modern gas boiler, and French doors leading out onto the Southerly facing rear garden with a further window over the sink.

##### FIRST FLOOR

##### LANDING

Double storage cupboard.

##### BEDROOM 1

13'9" reducing to 11'8" x 9' (4.19m reducing to 3.56m x 2.74m)

Window to the front elevation.

##### EN-SUITE

6'8" x 6' (2.03m x 1.83m)

Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and wide shower cubicle.

##### BEDROOM 2

9'3" x 9'9" (2.82m x 2.97m)

A double bedroom with window to the rear elevation.

##### BEDROOM 3

8'10" x 7'1" (2.69m x 2.16m)

Window to the front elevation.

##### BEDROOM 4

8'6" x 6'8" (2.59m x 2.03m)

Window to the rear elevation.

##### BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

Three piece sanitary suite comprising panelled bath, close coupled w.c., pedestal hand wash basin, partially tiled walls and window to the side elevation.

##### OUTSIDE

The property occupies a corner plot position with an area of open plan lawn to the front with the front boundary having been planted with a maturing hedge. A brick sett drive provides ample parking for at least two cars and leads down to the detached garage which has up-and-over door and is supplied with light and power, with the opportunity of further storage in the roof space. A timber gate provides access to the rear garden.

The rear garden is largely a blank canvas and lawned, with a fenced perimeter.

##### 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).

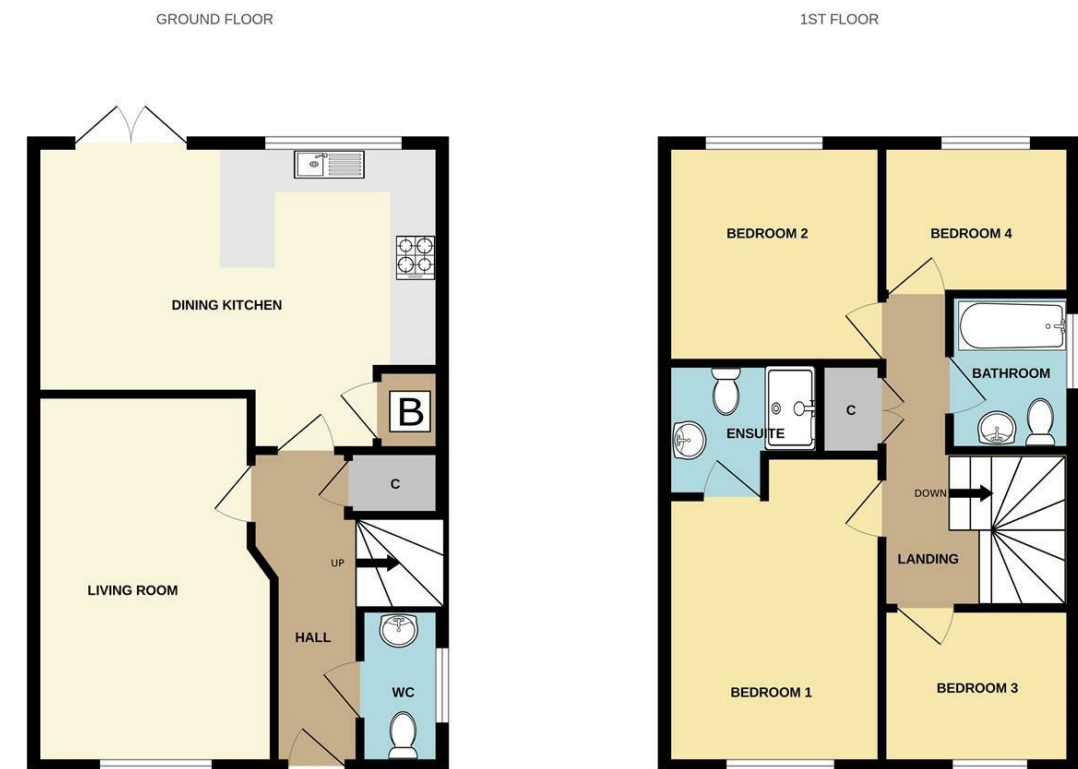
##### VIEWING

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](mailto: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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