



QUICK & CLARKE
The Property Specialists

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8 Cavendish Drive, Beverley HU17 8UG
£345,000

- Extensively modernised and renovated
- Recently fitted modern kitchen and bathroom
- Flexibility of living space
- 2/3 bedrooms - 1/2 reception rooms
- Head of cul-de-sac position
- off-street parking and garage
- Council tax band D
- EPC rating C

A beautifully proportioned and immaculately presented three bedroomed detached bungalow in move-in condition. Having been extensively renovated and modernised, and benefiting from a recently fitted kitchen and shower room, the property has great flexibility of living space.

Situated at the head of a cul-de-sac with good sized gardens to both front and rear, the property also has off-street parking and garage.

LOCATION

The property is located on the small cul-de-sac forming Cavendish Drive, which leads off from Lincoln Way in this extremely popular residential area just to the South of the town centre. Convenient for the road network and the amenities in the town centre, there is an attractive walking/cycle link directly through into the centre of town. Please note that the property lies adjacent to Victoria Road on the Western boundary.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

14'3 x 10' (4.34m x 3.05m)

Of an L-shape with a modern composite front door with glass panel and matwell.

LIVING ROOM

19'7 x 12'1 reducing to 8'11 (5.97m x 3.68m reducing to 2.72m)

A beautifully proportioned room allowing the flexibility of both living and dining room furniture. Bay window to the front elevation with further window to one side, and a gas living flame fire.

KITCHEN

11' x 7'10 (3.35m x 2.39m)

A modern fitted kitchen offering a good range of wall and base storage units with white fronts, laminate worksurfaces and matching upstand. Composite sink and drainer, integrated oven, microwave and dishwasher, four ring electric hob with extractor over and glass splashback. Laminate flooring and window to the side elevation.

BEDROOM 1

13'11 x 9' (4.24m x 2.74m)

An extensive range of modern fitted wardrobes including bedside units, French doors opening onto the sun terrace of the rear garden.

BEDROOM 2

11' x 10'4 (3.35m x 3.15m)

Currently used as a further sitting room with overhead skylight and French doors opening onto the rear sun terrace.

BEDROOM 3

9'1 x 6'10 (2.77m x 2.08m)

Window to the side elevation.

GARAGE

16'1 x 8'11 (4.90m x 2.72m)

The rear of the garage has been fitted out with the previous kitchen units from the bungalow, with worksurfaces and space and plumbing for washing machine and tumble dryer. With a rear courtesy door accessed off the sun terrace of the rear garden, there is an up & over vehicular door and the garage is supplied with light and power.

OUTSIDE

The property is set back from the head of the cul-de-sac with an open plan lawn to the front. A wide brick sett drive leads down the side of the property and up to the garage.

The rear garden has been landscaped with a sun terrace immediately behind bedrooms 1 and 2. Laid under brick setts, the terrace further extends behind the garage. The garden is largely lawned with a fenced perimeter and enjoys a good level of privacy.

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).

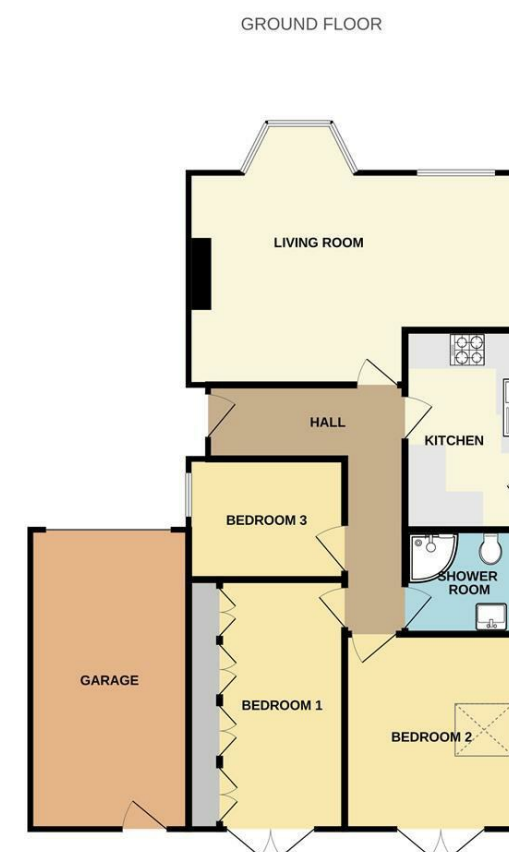
VIEWING

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



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.

While 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 are not been tested and no guarantee as to their quality or efficiency can be given. Made with floorplan CS24.