



1 Southfield Drive, Beverley HU17 9PR
£320,000

- Substantial detached bungalow
- Approximately 950 square feet
- Low maintenance corner plot
- Three bedrooms
- Two reception rooms
- Modern shower room
- Detached garage
- Local facilities close by
- Good access to Beverley town centre
- Council tax band D. EPC rating D

A lovely, spacious, three bedroomed detached bungalow which extends to approximately 950 square feet and stands on a super low maintenance corner plot benefiting from excellent access to Beverley town centre and a range of local amenities close by.

The bungalow also offers two reception rooms along with good sized kitchen and modern shower room, whilst externally there is substantial off-street car parking along with a detached garage.

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

ENTRANCE HALL

Built-in cloaks cupboard, laminate floor and radiator.

LIVING ROOM

14' x 12' (4.27m x 3.66m)
Polished stone fireplace with living flame gas fire, PVCu sealed unit double glazed windows to two elevations and radiator. Open to:

DINING ROOM

9'10 x 9'5 (3.00m x 2.87m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

KITCHEN

15' x 8'8 (4.57m x 2.64m)
Base and eye level units with roll edge worksurfaces incorporating electric oven with gas hob, 1 1/2 bowl single drainer sink unit, plumbing for automatic washing machine, tiled floor, PVCu sealed unit double glazed bay window and radiator.

REAR LOBBY

Built-in storage cupboard and PVCu sealed unit double glazed door to outside.

BEDROOM 1

12' x 10'7 (3.66m x 3.23m)
With a range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12' x 10' (3.66m x 3.05m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10' x 7'6 (3.05m x 2.29m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

8' x 5'7 (2.44m x 1.70m)
Shower in corner cubicle, vanity wash basin with cupboards below and low level WC with concealed cistern, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property stands on a generous corner plot and is surrounded by low maintenance gardens laid mainly to gravel but with attractive seating area to the rear and substantial brick sett off-street car parking facility.

GARAGE / WORKSHOP

21'6 x 9'9 (6.55m x 2.97m)
Of brick and tile construction having electric roller shutter 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 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

GROUND FLOOR



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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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