



QUICK&CLARKE

The Property Specialists

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10 Smithall Road, Beverley HU17 9GU
£217,950

- Modern semi-detached house
- No forward chain
- Refitted contemporary Dining Kitchen
- Lounge
- Three Bedrooms
- Modern first floor Bathroom
- Well tended gardens
- Side driveway
- Viewing is a must!
- EPC Rating: C; Council Tax Band: C

Located within this highly popular residential development and presented to the market with no forward chain! This well presented modern semi-detached house boasts a new kitchen, uPVC double glazing and gas central heating. The accommodation enjoys Hallway, Lounge, Contemporary fitted Dining Kitchen with a host of built-in appliances. To the first floor there are three Bedrooms and a modern house Shower Room. The gardens are well tended and a side driveway provides parking for several vehicles. Simply ready to turn key and move in, viewing is a must!

LOCATION

The property is located on the South side of the cul-de-sac forming Smithall Road, which is accessed off Wise Close via Nornabell Drive. Situated in this popular residential development on the North side of Beverley and in the Molescroft primary school catchment, the property provides an attractive location to access the amenities in the centre of Beverley and the road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'2" x 3'5" (1.88m x 1.04m)
Having a composite front door with glass panel and stairs to the first floor accommodation.

LIVING ROOM

15'3" x 10'5" (4.65m x 3.18m)
A well proportioned room with a window to the front elevation, a modern stainless steel electric fire has a wooden surround with stone hearth and back and a door leads through into the dining kitchen.

DINING KITCHEN

13'8" x 9'9"
uPVC double glazed French doors open out into the rear garden and uPVC double glazed window from the kitchen area. Contemporary soft grey base and wall units with worktops and splash backs. Single electric oven with gas hob and extractor. Space and Plumbing for washing machine. Access to understairs storage cupboard. Sink unit with drainer and mixer tap.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank.

BEDROOM 1

13'8" x 8'7" (4.17m x 2.62m)
Two windows to the front elevation and a built-in cupboard.

BEDROOM 2

10'3" x 7'5" reducing to 6'3" (3.12m x 2.26m reducing to 1.91m)
Window to the rear elevation.

BEDROOM 3

7'1" x 7'2" (2.16m x 2.18m)
Window to the rear elevation.

SHOWER ROOM

7'5" x 6' (2.26m x 1.83m)
uPVC double glazed window to the side elevation. Modern three piece suite in white having pedestal wash hand basin, low level WC and walk in shower with Aqua boarding & tiled splash backs.

OUTSIDE

The property is in an enviable position not being overlooked directly from the front. A hedge forms the front boundary, behind which there is an area of lawn and a tarmac drive leads down the side of the property and provides for off-street parking. A timber gate provides access to the rear garden.

The rear garden is Southerly facing with a patio area adjacent to the dining kitchen. With a generous array of mature shrubs and hedging which provide for a good level of privacy, there is a lawned garden and a shed for storage.

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).

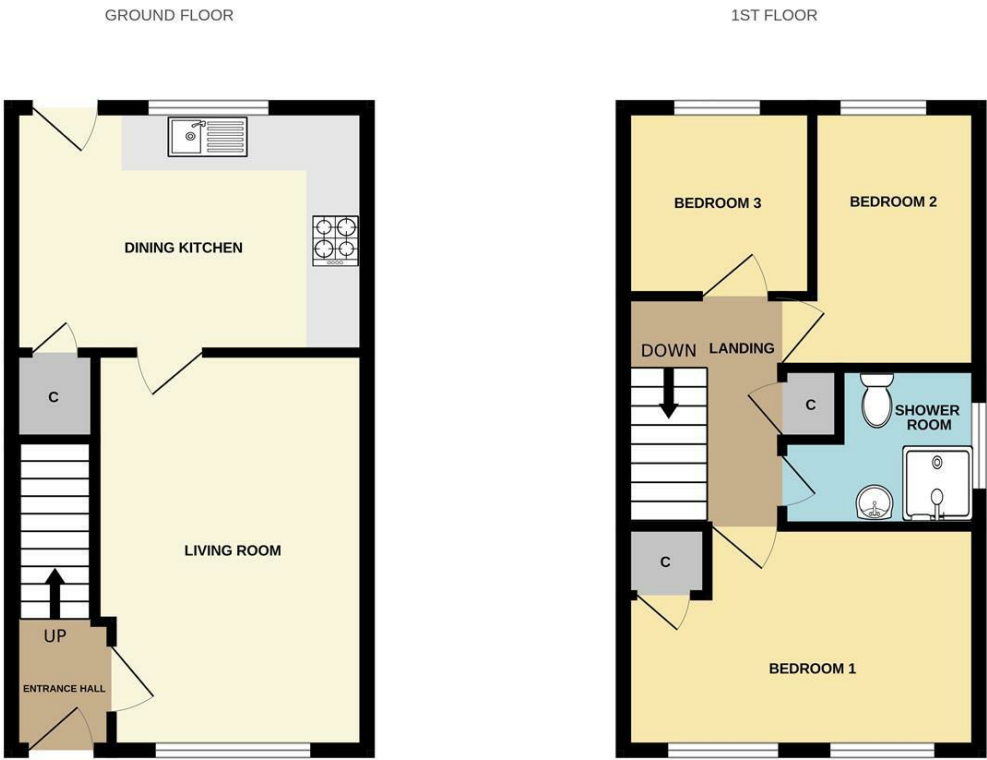
VIEWING

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.

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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