



QUICK&CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
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9 Deer Park Way, Beverley HU17 8RN
Offers in the region of £249,500

- Spacious detached house
- Three bedrooms
- Two reception rooms
- Private rear garden
- Integral garage
- Great residential locality
- Playing field close by
- Local shops and doctors
- Great school catchment area
- Council tax band C. EPC rating C.

A very well-proportioned three bedroomed detached house on a lovely plot with private rear garden, having two reception rooms along with kitchen, cloakroom and utility room at ground floor and two double bedrooms, a single bedroom and family bathroom at first floor level.

There is ample off-street car parking along with an integral single garage and the rear garden offers a lovely area of private space.

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

Staircase to first floor PVCu sealed unit double glazed door and radiator.

CLOAKROOM

Low level WC, wash basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

13'2 x 13' (4.01m x 3.96m)
PVCu sealed unit double glazed window and radiator.
French doors to:

DINING ROOM

9'10 x 7'9 (3.00m x 2.36m)
Sealed unit double glazed patio doors to garden and radiator.

KITCHEN

9'10 x 8'3 (3.00m x 2.51m)
Base and eye level units, electric oven and gas hob, 1 1/2 bowl single drainer sink unit and PVCu sealed unit double glazed window.

UTILITY

7'8 x 5' (2.34m x 1.52m)
Fitted base unit, plumbing for automatic washing machine, tiled floor, PVCu sealed unit double glazed window, door to outside and radiator.

FIRST FLOOR LANDING

PVCu sealed unit double glazed window.

BEDROOM 1

11'9 x 9'1 (3.58m x 2.77m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'6 x 8'5 (3.51m x 2.57m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'3 x 7'6 (2.51m x 2.29m)
Built-in airing cupboard housing hot water cylinder with electric immersion heater, built-in wardrobe and top cupboard over the bed space, PVCu sealed unit double glazed window and radiator.

BATHROOM

6'10 x 5'7 (2.08m x 1.70m)
Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a well-stocked flower garden with brick sett driveway and parking.

At the rear of the house is a private lawned garden with paved seating area.

GARAGE

17'3 x 7'10 (5.26m x 2.39m)
Electric remote up & over door, private access door directly into the utility room.

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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