





The Property Specialists

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21 Marsh Drive, Beverley HU17 8WD
Guide Price £275,000

- No Forward Chain
- Much sought after location
- Convenient for town centre and amenities
- Extended family home
- Three double bedrooms
- Two reception rooms
- Corner plot position
- Off-street parking
- Council tax band C
- EPC rating C

An attractively presented and extended family house situated on a superb corner plot on one of the most sought after modern developments in Beverley.

Offering flexibility of living space and benefiting from two reception rooms, the property also has a dining kitchen, utility room and ground floor WC. To the first floor there are three double bedrooms, the principal bedroom having an en-suite shower room, and a further family bathroom. Having off-street parking and gardens, viewing is highly recommended. This property is offered with no forward chain.

LOCATION

The property is located on a corner plot position on the junction of Marsh Drive and Basil Drive. Situated on what is locally known as the Herb Estate, this sought after modern development lies very close to the amenities in the centre of town and is also ideally placed for the highly regarded Keldmarsh Primary School, Beverley Grammar School and also the High School

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

5'8 x 4'1 (1.73m x 1.24m)
Modern composite front door with glass panel, laminate flooring and stairs to the first floor accommodation.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising vanity wash basin and low level WC. Mosaic tiled floor, window to the front elevation and part tiled walls.

LIVING ROOM

14'10 x 12'7 max (4.52m x 3.84m max)
Large bay window to the front elevation and laminate flooring.

GARDEN ROOM

10'2 x 6'4 (3.10m x 1.93m)
An extension to the rear of the property to create a light and bright garden room with French doors which lead onto a patio area, and a further two windows to the rear elevation, along with oak style laminate flooring.

DINING KITCHEN

16'2 x 9'7 (4.93m x 2.92m)
Offering a range of wall and base storage units with beech fronts, laminate worksurfaces and ceramic tiled splashbacks. Four ring gas hob with extractor over, integrated oven and composite sink and drainer. Oak style laminate flooring, window to the rear elevation and understairs storage cupboard.

UTILITY ROOM

10'2 x 3'9 (3.10m x 1.14m)
Worksurface and wall units, space and plumbing for washing machine and tumble dryer, modern gas boiler and space for fridge freezer.

FIRST FLOOR LANDING

Window to the side elevation.

PRINCIPAL BEDROOM

14'5 x 9'2 (4.39m x 2.79m)
A double bedroom with window to the front elevation. Door to:

EN-SUITE SHOWER ROOM

6'9 x 5'9 (2.06m x 1.75m)
Corner shower enclosure, low level WC and pedestal wash basin. Tiled walls and window to the front elevation.

BEDROOM 2

18'8 x 7'8 (5.69m x 2.34m)
A further large double bedroom courtesy of the extension to the rear of the property with window to the rear elevation.

BEDROOM 3

10'4 x 8'8 (3.15m x 2.64m)
A double bedroom with window to the rear elevation, built-in wardrobes and oak style laminate flooring.

BATHROOM

Modern three piece suite comprising panelled bath, close coupled WC and vanity wash basin. Tiled walls and window to the side elevation.

OUTSIDE

The property is situated on a corner plot with an enclosed, largely lawned, rear garden. The gardens to the front are also lawned and open plan with a pathway leading to the front door.

To the rear of the garden is allocated parking with a timber gate providing access through to the garden at the rear of the property.

Within the garden there is a paved seating area and a shed for storage which is supplied with light and power.

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 floorplans 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. Made with Metrepro C2024