



**QUICK & CLARKE**  
The Property Specialists

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**7 St. Albans Close, Beverley HU17 8PZ**  
**Price £260,000**

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Stunning family house
- Superb cul-de-sac position
- Envious school catchment
- Westerly facing garden
- Off-street parking and garage
- Well-proportioned throughout
- Three bedrooms
- Two bathrooms
- Council tax band C
- EPC rating C

A beautifully styled, well-proportioned and much loved family home situated in a superb position on a small cul-de-sac and with a westerly facing garden. Having flexibility of living space and the benefit of two bathrooms which serve the three bedrooms, the property also has an attractive open plan layout to the ground floor.

With an impressive modern fitted kitchen, a rear conservatory, off-street parking and garage, viewing of this property is highly recommended.

#### LOCATION

The property is centrally located on this sought after and highly regarded residential development which was built around Lincoln Way approximately 25 years ago. St Albans Close is a small cul-de-sac accessed off Salisbury Avenue which has the convenience of a walkway close by providing direct access to the amenities on Lincoln Way and also to the footpath and roadwork which links the area both to the schools and the town centre.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Modern uPVC obscured glass panelled front door, oak laminate flooring which flows into the open plan living/dining room. Stairs lead to the first floor accommodation.

##### LIVING ROOM

16'3 x 12'2 max (4.95m x 3.71m max)

A well-proportioned room with window to the front elevation and a continuation of the oak laminate flooring, shelved out understairs storage cupboard and open plan to:

##### DINING ROOM

10'8 x 7'6 (3.25m x 2.29m)

A continuation of the oak laminate flooring and patio doors opening into the conservatory. A door leads into the kitchen.

##### KITCHEN

16'10 x 7'6 (5.13m x 2.29m)

A stunning modern kitchen offering a generous range of wall and base storage units with matt grey fronts and contrasting light coloured laminate worksurfaces with matching upstand. Four ring gas hob with stainless steel splashback and extractor over, integrated oven, integrated washing machine and space for American style fridge freezer. Breakfast bar to match the worksurfaces and timber glass panelled door opening into the conservatory.

##### CONSERVATORY

Porcelain tiled floor and uPVC glass panelled door opening out onto the rear garden.

##### FIRST FLOOR LANDING

##### BEDROOM 1

11'7 x 9'4 (3.53m x 2.84m)

Window to the front elevation, built-in wardrobes with sliding mirrored fronts and further storage cupboard.

##### BEDROOM 2

10'6 x 9'3 (3.20m x 2.82m)

A double bedroom with window to the rear elevation.

##### BEDROOM 3

7'10 x 5'10 (2.39m x 1.78m)

Window to the front elevation.

##### BATHROOM 1

7'5 x 5'9 (2.26m x 1.75m)

Two piece suite comprising modern shower bath with glass screen and Aqualisa remote power shower above, vanity unit with countertop hand wash basin and butchers block vanity shelf with a mirror above incorporating LED light. Fully tiled walls and floor, window to the rear elevation and heated towel rail.

##### BATHROOM 2

9'4 x 4'7 max (2.84m x 1.40m max)

A useful second bathroom with a two piece suite comprising modern close coupled WC, vanity unit with countertop wash basin and butchers block top, partially tiled walls, heated towel rail, porcelain tiled floor and window to the side elevation.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with an open plan lawned garden to the front with central flower border laid under decorative slate chippings for ease of maintenance. A painted brick sett drive leads up to the single garage.

The rear garden is westerly facing with a patio area adjacent to the rear of the house. With a central lawn there are mature shrubs and trees which provide for a beautiful backdrop with slate chippings laid over the flower borders. The garden is frequented by hedgehogs and with a fenced perimeter provides a superb level of privacy.

##### GARAGE

Up & over door, rear courtesy door, 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](mailto: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. Made with Metshape C024