



QUICK & CLARKE
The Property Specialists

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23 Mill Dam Drive, Beverley HU17 0WF
£285,000

- Modern detached home
- Private driveway approach
- Ample off-street car parking
- Spacious accommodation
- Over 950 square feet
- Master bedroom with en-suite
- 20' kitchen day room to rear
- Converted garage
- Good sized rear garden
- Council tax band D. EPC rating B.

A lovely and particularly spacious three bedroomed detached house situated at the head of a private shared drive, with an abundance of off-street car parking, this modern property will no doubt provide a super family home.

Extending to in excess of 950 square feet, 23 Mill Dam Drive offers all that a modern family could want, including a spacious living room with a 20' kitchen day room overlooking the rear garden and cloakroom at ground floor level. To the first floor the master bedroom has an en-suite shower room, there are two further good sized bedrooms along with a family bathroom.

The detached single garage has been converted to provide an extremely useful office or garden room, and the lawned garden provides a super play area for children.

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

Timber effect laminate floor, return staircase to first floor and radiator.

CLOAKROOM

Low level WC with corner wash basin and radiator.

LIVING ROOM

14'2 x 12'3 (4.32m x 3.73m)
Timber effect laminate floor, electric inset pebble fire, PVCu sealed unit double glazed window and two radiators.

KITCHEN / DAY ROOM

20'3 x 8'10 (6.17m x 2.69m)
Having a range of white gloss base and eye level units with timber effect roll edge worksurfaces incorporating an electric oven and gas hob with canopy overhead, 1 1/2 bowl single drainer sink unit, PVCu sealed unit double glazed window, tiled floor, PVCu sealed unit double glazed French doors to garden and radiator.

FIRST FLOOR LANDING

Built-in airing cupboard with hot water cylinder.

BEDROOM 1

14'4 x 11'6 (4.37m x 3.51m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER

Shower in cubicle, wash basin and low level WC, tiled floor, part tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11'8" x 9'1" (3.56m x 2.79m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

8'5 x 6'10 (2.57m x 2.08m)
Built-in overstairs cupboard, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

8'2 x 5'6 (2.49m x 1.68m)
Panelled bath, wash basin and low level WC, tiled floor, part tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is approached via a shared private drive and to the front there is extensive off-street car parking facility along with a side driveway.

The rear garden is laid mainly to lawn along with an attractive decking seating area.

GARAGE / OFFICE

19'2 x 9'1 (5.84m x 2.77m)

The brick and tile detached single garage has been converted to provide extremely useful office/garden room accommodation, having PVCu sealed unit double glazed and built-in storage cupboard.

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. Made with Metropix ©2024