



**QUICK & CLARKE**  
The Property Specialists

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**Pasture View, 1b Cartwright Lane , Beverley HU17 8NB**  
**£495,000**

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

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- Unique and bespoke contemporary styled house
- Prominent location; Very close to the town centre
- Attractive contemporary layout
- Arranged over 3 floors
- 4 double bedrooms
- Electric gated off-street parking; CCTV security camera system
- Convenient for the Westwood
- Very high specification; Built to the latest Building Regulations
- Gas central heating; Solar panels; Electric car charging point
- EPC Rating (proposed to be A) & Council Tax Band not available yet

Embrace the epitome of modern living in the heart of Beverley with this exquisite new-build property. Situated just moments from the vibrant town centre and the picturesque Beverley Westwood pastures, this stunning and completely unique home offers the perfect blend of convenience and modern styling.

Spread across three meticulously designed floors, this residence boasts four generous double bedrooms, a versatile study and two luxurious bathrooms. Entertain in style in the spacious living areas which look out over the deceptively generous southerly facing garden.

Crafted to the highest specification, this home leaves no detail overlooked from the gated electric off-street parking to the eco-friendly features such as solar panels in line with the latest Building Regulations. Experience the ultimate in contemporary living in this eco-conscious oasis where every comfort and convenience has been thoughtfully considered. Don't miss the opportunity to make this dream home yours.

#### LOCATION

The property is located in a very prominent position on the corner of the junction between Cartwright Lane and Queensgate, just to the South-West of the town centre. Lying almost equidistant between the Westwood pastures and the amenities of the town centre, the property is a convenient walk away from most of the amenities that Beverley has to offer.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

##### CLOAKROOM

##### OPEN PLAN LIVING/DINING KITCHEN

28' x 19'4" reducing to 14'11" (8.53m x 5.89m reducing to 4.55m)

##### UTILITY ROOM

7'1" x 6' (2.16m x 1.83m)

#### FIRST FLOOR

##### BEDROOM 2

10'10" x 8'10" (3.30m x 2.69m)

##### BEDROOM 3

9'2" x 8'10" (2.79m x 2.69m)

##### BEDROOM 4

7'8" x 7'2" (2.34m x 2.18m)

##### STUDY

##### BATHROOM

7'5" x 5'10" plus 6'10" x 7'5" (2.26m x 1.78m plus 2.08m x 2.26m)

#### SECOND FLOOR

##### MASTER BEDROOM

20'2" x 11'8" (6.15m x 3.56m)

##### EN-SUITE

8'10" x 6'10" (2.69m x 2.08m)

##### OUTSIDE

Landscaped gardens and electric gated off-street parking with an EV charging point fitted to the side drive. There is also the benefit of a CCTV security camera system with recording and remote view capabilities.

##### 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)



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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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.