



QUICK & CLARKE
The Property Specialists

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25 Nolloth Crescent, Beverley HU17 0BL
£229,000

- Beautiful, characterful & homely property
- Extensively refurbished
- Well proportioned accommodation throughout
- Attractive Westerly facing rear garden
- Parking for three cars
- Convenient for town centre & railway station
- EPC Rating: D
- Council Tax Band: A

Most certainly one of the most attractive and homely properties we have listed in recent times in this area of Beverley. Sympathetically renovated, this well proportioned property has been beautifully enhanced and makes the most of its Westerly facing plot. With a flexible layout which includes a cosy living room which overlooks the Westerly facing garden, there is also a characterful dining kitchen with French doors onto the garden and breakfast nook, further utility room and downstairs w.c. To the first floor are three well proportioned bedrooms and a stunning house bathroom. Having a drive large enough to accommodate three cars to the front, the property has a generously sized garden with a Westerly aspect to the rear and which continues to the side of the property.

LOCATION

The property is located at the head of the crescent overlooking green space to the front. Nolloth Crescent is accessed via Hodgson Avenue either from Thompson Avenue or Goths Lane, and lies just to the East of the town centre. The property lies adjacent to a snicket which runs through to Cherry Tree Lane and provides a convenient pedestrian shortcut which allows easy access to the town centre and the railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'2" x 6'5" (4.32m x 1.96m)

Modern composite front door with obscured glass panel and further window to the front elevation, stairs lead to the first floor accommodation and there is a porcelain tiled floor with the entrance hall opening directly into the dining kitchen. A cupboard under the stairs houses the modern gas boiler.

LIVING ROOM

11'10" x 14'2" (3.61m x 4.32m)

An attractively proportioned room positioned to the rear of the house and overlooking the Westerly facing garden, with parquet wooden flooring and window to the rear elevation.

DINING KITCHEN

18'7" x 9'6" (5.66m x 2.90m)

A charming kitchen with blue painted base units and white painted wall units, solid wood butcher's block work surfaces with matching breakfast bar, gas Range set in chimney breast and with wooden shelving to one side, breakfast nook to the front and French doors opening out onto the rear garden, porcelain tiled floor and space and plumbing for dishwasher.

W.C.

5'6" x 2'7" (1.68m x 0.79m)

Wall hung hand wash basin, close coupled w.c. and window to the side elevation.

PANTRY/UTILITY ROOM

5'6" x 3'8" (1.68m x 1.12m)

Space and plumbing for washing machine, work surface and electrics to power microwave, toaster etc. and with shelving above.

FIRST FLOOR

LANDING

Access to the loft which has a pull down ladder and is partially boarded and has a light.

BEDROOM 1

12'3" x 10'9" (3.73m x 3.28m)

Built-in cupboard and window to the rear elevation.

BEDROOM 2

11'11" x 9'6" (3.63m x 2.90m)

Open fronted cupboard space and window to the rear elevation.

BEDROOM 3

9' x 7'6" (2.74m x 2.29m)

Window to front elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

A stylish three piece sanitary suite comprising close coupled w.c., vanity wall hung hand wash basin, bath with shower over and glass screen, tiled splashbacks, chrome heated towel rail, porcelain tiled floor, vanity shelf and window to the front elevation.

OUTSIDE

The property has a wide frontage with the driveway laid under gravel and providing ample parking for at least three cars. The front garden has been partially fenced off and there is a flower bed.

Accessed through a gate to the side of the property is the Westerly facing rear garden. Largely laid to lawn and surrounded by mature shrubs which offer a good level of privacy to the garden, there is a patio area under a pergola adjacent to the living room. To the side of the house is a further seating area laid under gravel and this area could potentially accommodate a garage or large shed subject to the necessary permissions. Within the garden and attached to the house is also a built-in brick store.

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).

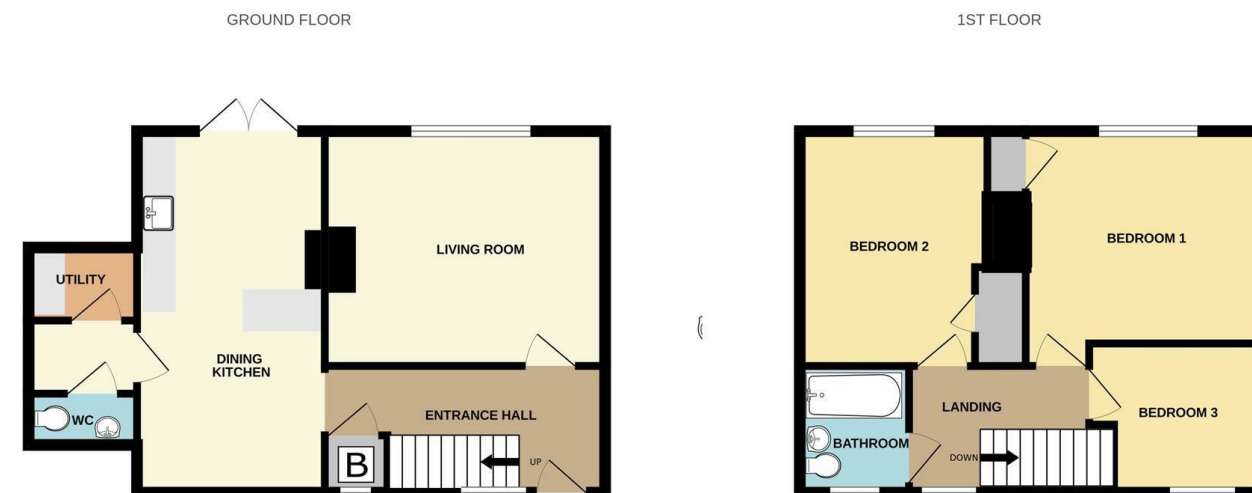
VIEWING

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



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.