



21 Beech Tree Close, Beverley HU17 9UW
Guide Price £315,000

- Attractive 3 bedroom house
- Well-proportioned throughout
- Generous sized living room plus dining room
- Modern kitchen and bathrooms
- Head of cul-de-sac location
- Off-street parking plus garage
- Council Tax band D
- EPC Awaited

A beautifully presented and much loved homely house, which has been continuously updated by the current owners. Boasting a modern kitchen and bathroom, the property has two good sized reception rooms in addition to a conservatory, with three double bedrooms there is also a house bathroom to the first floor and downstairs cloakroom. Situated at the head of a cul-de-sac and with off-street parking and garage, viewing of this property is highly recommended.

LOCATION

The property is located on the small cul-de-sac forming Beech Tree Close, which is accessed off Lilac Avenue via Rowan Avenue on this popular modern development on the North Easterly side of Beverley. Lying just off the Northern bypass (A164), the property provides a convenient base to access the major road networks and the vast array of amenities on offer in this thriving market town.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

5" 4' x 3" 10' (1.52m 1.22m x 0.91m 3.05m)
With composite front door with glass panel.

DOWNSTAIRS CLOAKROOM

5'4" x 2'10" (1.63m x 0.86m)
A two piece sanitary suite comprising low level WC, pedestal hand wash basin, laminate flooring and storage under the stairs.

LIVING ROOM

14'7" x 12'7" (4.45m x 3.84m)
A very well-proportioned living room with walk-in bay window to the front elevation, double timber glass panelled doors lead to through to the dining room;

DINING ROOM

11'10" x 9'2" (3.61m x 2.79m)
Sliding patio doors opening into the conservatory and stairs to the first floor accommodation.

KITCHEN

10'8" x 8'6" (3.25m x 2.59m)
An attractive modern kitchen offering an extensive range of wall and base storage units with oak fronts and solid granite work surfaces, ceramic tiled splashbacks, inset stainless steel one and a half bowl sink/drain, five ring gas range with canopy extractor over and integrated oven, porcelain tiled floor and integrated dishwasher, microwave and fridge freezer, uPVC glass panelled door opening into the rear garden and further window over sink.

FIRST FLOOR

LANDING

14" 4' x 7" 2' (4.27m 1.22m x 2.13m 0.61m)
Windows to two aspects.

BEDROOM 1

12'6" x 2 wardrobes 9'6" (3.81m x 0.61m wardrobes 2.90m)
Fitted wardrobes encompassing one wall with matching bedside units, two windows to the front elevation.

BEDROOM 2

10'8" x 8'8" (3.25m x 2.64m)
With built in wardrobes and window to the rear elevation.

BEDROOM 3

9'2" x 8'7" (2.79m x 2.62m)
Window to the rear elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)
With a modern three piece sanitary suite comprising vanity unit with semi recessed wash basin and back to the unit WC, modern p-shaped shower bath with curved glass screen, fully tiled walls, chrome heated towel rail and window to the side aspect.

OUTSIDE

At the front the property is set back from the head of the cul-de-sac with an open plan lawned garden. A brick set drive provides ample parking for at least three cars and leads up to the garage.

GARAGE

16" 10' x 9" (4.88m 3.05m x 2.74m)
A detached brick constructed garage with roller shutter door, side courtesy door supplied with light and power and further storage in the roof space.

REAR GARDEN

The rear garden is generously sized and is well kept with a patio area adjacent to the kitchen and conservatory, which leads out onto a large lawned garden with a large shed supplied with light and power. A further shed sits to one side of the property and on the other side there is a gate, which provides access back to the front of the house.

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.
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