



**12A Sackville Close, Beverley HU17 8XF**  
**£280,000**



- Head of cul-de-sac location
- No onward chain
- Attractive and interesting layout
- Living room with contemporary log burning stove
- Generous landscaped garden
- Convenient location
- EPC rating D
- Council Tax band: D

A very attractive and interestingly laid out three bedroom link detached house. Having been updated over time, the property now benefits from a fabulous contemporary styled wood burning stove in the living room. To the rear of the property there is an open plan dining kitchen overlooking the generous landscaped gardens. With the flexibility of three bedrooms, the master having an en-suite shower room, the property is ideally located at the head of the cul-de-sac.

Offered to the market with no onward chain, viewing is highly recommended.

#### LOCATION

The property is located at the head of the cul-de-sac forming Sackville Close, which is accessed off Wingfield Way on the South side of Beverley. Lying close to Beverley's Southern ring road and convenient for the Morrison's supermarket and retail park, the property is in an ideal position to access the major road network linking Beverley with Hull and the M62. Further the property sits in the catchment area of Beverley Grammar School and the High School.

#### ACCOMMODATION COMPRISES

##### FRONT DOOR

uPVC glass panelled door opening into entrance porch with further interior timber glass panelled door opening into the entrance hall.

##### GROUND FLOOR

##### DOWNSTAIRS CLOAKROOM

With a two piece sanitary suite comprising low level WC, vanity hand wash basin and chrome heated towel rail, window to the front elevation.

##### ENTRANCE HALL

Stairs to the first floor accommodation and dark laminate flooring which flows throughout the whole of the ground floor accommodation.

##### LIVING ROOM

14'6" x 12'3" (4.42m x 3.73m)

With a contemporary styled wood burning stove set on a slate hearth and walk-in bay window to the front elevation, double timber glass panelled doors opening to the dining kitchen.

##### DINING KITCHEN

15'11" x 10'7" + 8'3" x 6'7" (4.85m x 3.23m + 2.51m x 2.01m)

A superb remodelling of the rear of the house to incorporate the utility room into the kitchen. The kitchen offers a generous range of storage units with cream gloss fronts and solid wood butcher's block work surfaces, stainless steel sink and drainer, five ring stainless steel Neff gas hob with matching stainless steel splashback and canopy extractor over, integrated oven, fridge freezer and dishwasher. Two sets of doors lead out onto the landscaped rear garden and there are two windows to the rear aspect. Integral door through to the garage.

##### FIRST FLOOR

##### LANDING

Window to side elevation, access to loft for storage and airing cupboard housing the modern Ideal standard gas boiler.

##### BEDROOM 1

10'4" x 9'4" (3.15m x 2.84m)

Window to front elevation and fitted wardrobes.

##### ENSUITE SHOWER ROOM

Three piece sanitary suite comprising vanity unit with back to the unit WC and recessed hand wash basin, shower cubicle and chrome heated towel rail, window to the side elevation, wall mounted illuminated mirror.

##### BEDROOM 2

9'5" x 9'5" (2.87m x 2.87m )

Window to rear elevation and fitted wardrobe.

##### BEDROOM 3

7'10" x 8'3" (2.39m x 2.51m)

Window to the front elevation and built in cupboard.

##### BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

With a two piece sanitary comprising close coupled WC, vanity hand wash basin, panelled bath with separate thermostatic shower valve over, partially tiled walls, window to the rear elevation, wall mounted mirror and heated towel rail.

##### OUTSIDE

The property is set back from the head of the cul-de-sac with a brick set drive providing parking to the front of the property, garage with up and over doors supplied with light and power and with integral door to the dining kitchen.

The rear garden is of a generous size for a property of this type. With gated access from the side of the property, there is a central area of lawn with two wide decked seating areas which make the most of available sunlight and the flower beds have been laid with decorative gravel for ease of maintenance. There is also the addition of a log and bin 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](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.

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