



# QUICK&CLARKE

The Property Specialists

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**6 Grey Willow Drive, Beverley HU17 0ZH**  
**Guide Price £265,000**



- Recently built (2022) with modern kitchen & bathrooms
- Spacious (1,335 sq ft) with high ceilings
- Superb open plan ground floor layout
- Fabulous master suite to the top floor
- 3 double bedrooms
- 2 parking spaces adjacent to the front door
- Ideal for the major road network
- EPC Rating: B
- Council Tax Band: D

Immaculate and beautifully designed modern townhouse offering deceptively spacious accommodation.

Arranged over three floors and with very well-proportioned room sizes throughout, the property has a contemporary open plan layout to the ground floor and an impressive and generously sized master suite to the second floor. Having been enhanced by the current owners with attractive floor coverings, kitchen and modern bathrooms, the property benefits from high ceilings which only help to enhance the feeling of space. With a light, bright and homely ambience, viewing is highly recommended.

LOCATION

The property is located on the modern Strata development situated just to the North of the A164 (Beverley's Southern By-pass) and accessed off Peter's Way providing ease of access to the major road network. Pedestrian access can be gained via Spark Mill Lane through onto Flemingate close to the Flemingate development.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'8" x 3'6" (4.78m x 1.07m)  
A spacious hallway which is a fitting entrance to this deceptively generously sized house. With modern composite front door, porcelain tiled floor and stairs to the first floor accommodation with storage cupboard under.

CLOAKROOM

6' x 2'11" (1.83m x 0.89m)  
Two piece sanitary suite comprising wall hung hand wash basin and back to the unit wc., partially tiled walls and a continuation of the porcelain tiled floor from the entrance hall.

OPEN PLAN LIVING/DINING KITCHEN

26'6" x 16'3" maximum (8.08m x 4.95m maximum)  
A contemporary and fairly unique feature of this house type is this superb open plan living/dining kitchen. Of an L-shape and with space for both living, dining and kitchen furniture, the area spans the length of the property form front to back.

The kitchen offers a good range of wall and base storage units with grey gloss fronts and laminate work surfaces, one and a half bowl stainless steel sink and drainer, four ring induction hob with extractor over, integrated Neff oven and grill, and window to the front elevation.

Situated to the rear of the room is the living space which has French doors opening onto the rear garden with windows to either side and laminate flooring.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank.

BEDROOM 2

14'1" x 9'1" (4.31m x 2.79m)  
Fitted wardrobes with sliding fronts and window to the front elevation.

BEDROOM 3

12'2" x 9'2" (3.71m x 2.79m)  
A double bedroom with window to the rear elevation offering a view of the Minster and with modern fitted wardrobes.

BATHROOM

7'10" x 7'0" (2.40m x 2.14m)  
Three piece sanitary suite comprising wall hung hand wash basin with semi-pedestal, back to the unit w.c., panelled bath with glass screen and shower attachment, porcelain tiled floor, partially tiled walls, heated towel rail and window to the rear elevation.

SECOND FLOOR

MASTER BEDROOM

21'9" x 16'3" (6.64m x 4.96m)  
A superb master suite which benefits from high ceilings and a large dormer window to the front elevation. The open stairway leads from a landing at first floor level which further enhances the feeling of space. Laminate flooring and built-in wardrobes with sliding fronts.

EN-SUITE SHOWER ROOM

7'6" x 8'3" maximum (2.30m x 2.52m maximum)  
Three piece sanitary suite comprising shower cubicle, wall hung hand wash basin, back to the wall w.c., partially tiled walls, porcelain tiled floor and Velux roof light.

OUTSIDE

Immediately in front of the property are two tarmac parking spaces with a compact and easy to maintain garden.

To the rear the garden is enclosed by fencing to three sides with gated access from the rear. With a central lawn, there is a flagged patio area immediately adjacent to the rear 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).

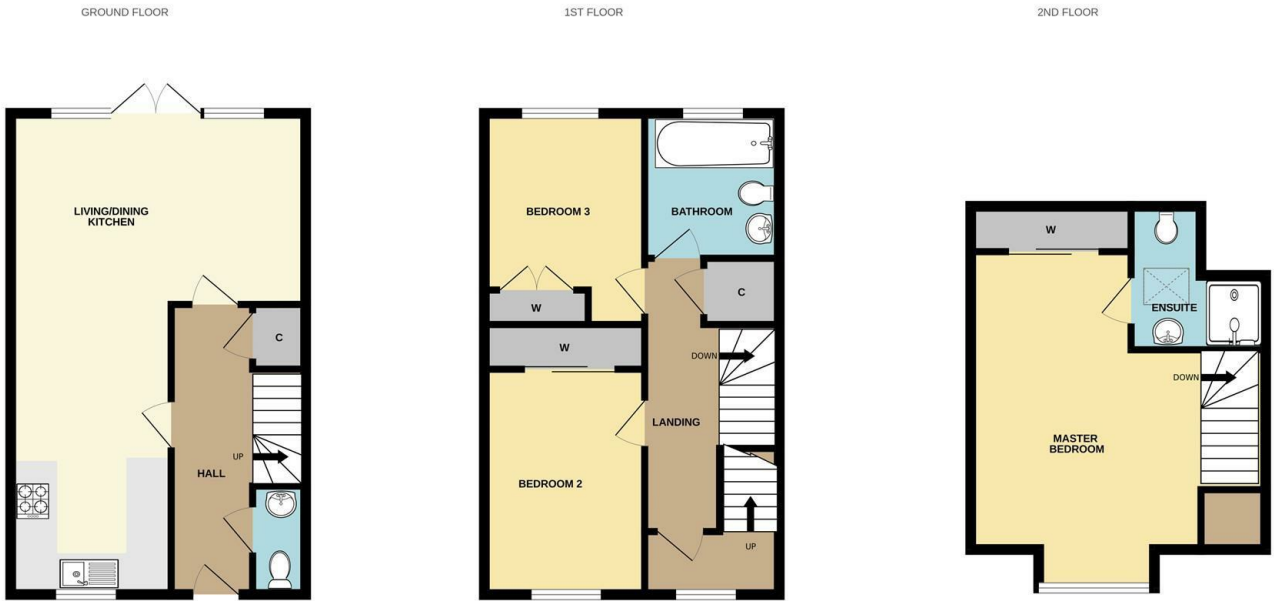
VIEWING

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](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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