





The Property Specialists

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17 Blanchard Avenue, Beverley HU17 0ZZ
Guide Price £485,000

- Recently constructed David Wilson Home (2023)
- Southerly facing garden
- Largest property type on development
- Immaculately presented throughout with no onward chain
- Four double bedrooms
- Convenient for primary school and Beverley Grammar School
- Balance of NHBC warranty
- E.V. car charger
- EPC Rating: B
- Council Tax Band: E

Constructed less than two years ago and immaculately presented throughout, this fabulous David Wilson built family home (The Holden design) is the largest house type on the development.

Having the benefit of being offered to the market with no onward chain this beautiful house occupies arguably one of the best plots and has a fabulous layout which exceeds 1,500 square feet internally. With a light and bright ambience the house is situated convenient for the town centre amenities, the highly regarded local Primary School, road network and the Beverley Grammar School.

Viewing is highly recommended.

LOCATION

The property is located on the south side of Blanchard Avenue which is accessed off Voase Way via Woodmansey Mile in this extremely popular area to the south of the town centre. Providing ease of access to the major road network the property also lies very close to Keldmarsh Primary School and is in the catchment of the Grammar School and High School.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

A composite front door with glass panels opens into a wide and welcoming hallway with stairs to the first floor accommodation and doors leading through to the reception rooms. Beautiful herringbone laid Amtico flooring flows through into the open plan living dining kitchen.

CLOAKROOM

With two piece sanitary suite comprising close coupled w.c. and hand wash basin. Window to the side aspect and understairs storage.

LIVING ROOM

19'5" x 12'7" (5.92m x 3.84m)
A very well proportioned room with walk-in bay window to the front elevation with plantation shutters.

OPEN PLAN LIVING DINING KITCHEN

A real feature of this property is the open plan living dining kitchen which overlooks the southerly facing garden.

The kitchen offers a generous range of wall and base storage units with contemporary light grey fronts and complimenting quartz work surfaces. Five ring gas hob with extractor over, built-in sink, integrated double oven, dishwasher and fridge freezer. Box bay with French doors opening onto the garden.

UTILITY ROOM

8'4" x 5'3" (2.54m x 1.60m)
Base storage units and sink. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler and composite door opening onto the garden.

STUDY/SNUG

9'4" x 7'7" (2.84m x 2.31m)
Allowing flexibility of use and with window to the front elevation with plantation shutters.

FIRST FLOOR

LANDING

Window to the side elevation and airing cupboard and access to the loft.

PRINCIPAL BEDROOM

13'2" x 12'10" (4.01m x 3.91m)
A generous sized room with two sets of built-in wardrobes. Window to front elevation.

EN SUITE SHOWER ROOM

With three piece sanitary suite comprising double shower enclosure, hand wash basin and close coupled w.c. Heated towel rail and shaver point, partially tiled walls and window to the side elevation.

BEDROOM 2

13'4" x 9'2" (4.06m x 2.79m)
A double bedroom with two windows to the rear elevation and built-in wardrobe.

BEDROOM 3

12'3" x 9'3" (3.73m x 2.82m)
Double bedroom with two windows to the front elevation.

BEDROOM 4

10'3" x 10'0" (3.12m x 3.05m)
Double bedroom with window to the rear elevation.

BATHROOM

Four piece sanitary suite comprising shower enclosure, panelled bath, hand wash basin and close coupled w.c. Heated towel rail, partially tiled and with window to the rear elevation.

OUTSIDE

The property is set back from the pavement with a flagged patio area leading to the front door. Part of the garden has been laid to lawn with the other given over as a flowerbed. A brick set drive leads down the side of the property to the garage and provides ample parking for at least two cars. There is an E.V. car charger and double socket on drive.

The rear garden is southerly facing with a patio area adjacent to the open plan living dining kitchen and which makes the most of the southerly aspect of the rear of the property. Largely laid to lawn and with fenced boundaries the garden is of a size which suits this large family home, having a gate that provides access from the driveway the garden has flowerbeds which have been laid to bark chippings for ease of maintenance.

SINGLE GARAGE

With up and over doors and supplied with light and power. Outside double socket to rear of garage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor). In addition there is an annual service charge for upkeep of communal areas on the development, currently for this year £123.05pa.

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.

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