





The Property Specialists

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28 Beverley Parklands, Beverley HU17 0RA
No onward chain £259,950

- Chain Free
- 3 bedroom semi-detached
- Over 1,100 square feet
- Substantial living room
- Dining kitchen; Separate utility
- Master bedroom with en-suite; 2 further bedrooms
- Gardens to front and rear
- Off-street parking
- Great location; Good access to Beverley and Hull
- EPC Rating: C; Council Tax Band: D

*** CHAIN FREE *** A substantial, contemporary three bed semi-detached house which extends to in excess of 1,100 square feet, having light and spacious accommodation comprising entrance hall with cloakroom, living room, kitchen and utility at ground floor, whilst at first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. There are gardens to front and rear along with a front tarmacadam driveway.

The property is located in a very popular residential area having good access to Beverley town centre, as well as Klngswood and Hull city centre.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Return staircase to first floor with integrated cloaks cupboard, PVCu sealed unit double glazed windows and radiator.

CLOAKROOM

Low level w.c. with wash basin and radiator.

LIVING ROOM

15'9" x 10' (4.80m x 3.05m)
PVCu sealed unit double glazed French doors to rear garden and radiator.

DINING KITCHEN

14'4" x 10'7" (4.37m x 3.23m)
Base and eye level units with timber effect roll edge work surfaces incorporating an electric oven with gas hob and canopy over, built-in fridge and freezer, one and a half bowl single drainer sink unit, PVCu sealed unit double glazed window, PVCu sealed unit double glazed French doors to rear garden and radiator.

UTILITY

7' x 6' (2.13m x 1.83m)
Matching base unit with timber effect roll edge work surface incorporating a single drainer sink unit, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

Built-in airing cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed windows and radiator.

BEDROOM 1

15'9" x 10'6" (4.80m x 3.20m)
PVCu sealed unit double glazed French doors with Juliet balcony.

EN-SUITE SHOWER ROOM

Shower in quadrant cubicle, wash basin, low level w.c. and chrome towel radiator.

BEDROOM 2

10'7" x 9'6" (3.23m x 2.90m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11' x 7' (3.35m x 2.13m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'2" x 6' (2.18m x 1.83m)
Panelled bath with shower attachment over, wash basin and low level w.c., down lighters and chrome towel radiator.

OUTSIDE

There is an open plan lawned garden to the front of the property with side tarmacadam driveway, whilst at the rear is an enclosed fenced garden laid mainly to lawn with flower beds, along with a paved seating area.

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 PVCu 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.

BUYER'S NOTES

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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. Made with Metropix ©2025