





The Property Specialists

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11 Hill Crest Drive, Beverley HU17 7JG
£315,000

- Extended traditional house.
- Light and spacious kitchen day room.
- Beautifully presented.
- Good sized bedrooms.
- Contemporary bathroom.
- Substantial off street parking.
- Great local facilities.
- Well regarded primary schools.
- Great residential location.
- Council Tax Band: C EPC Rating: D

A beautifully presented, extended traditional semi-detached home located in one of Beverley's most sought after residential areas close to a range of local facilities including doctors, post office and shops along with very highly regarded primary schools close by.

The property is particularly well presented, in move in condition and its wonderful light and spacious open plan kitchen dining day room will form the heart of a beautiful family home.

The bedrooms are of a good size complimented by the contemporary bathroom accommodating bath and separate shower, substantial off street car parking and the rear garden with seating area and workshop. This really is a beautiful home in an outstanding location offering all that a family could wish for.

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

Staircase to first floor. Timber floor, PVCu sealed unit double glazed window and radiator.

CLOAKROOM

With low level w.c., wash basin, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

14'3" x 12'4" (4.34m x 3.76m)
Ornamental log burner in chimney breast. Timber flooring, PVCu sealed unit double glazed bay window and radiator.

KITCHEN DAY ROOM

18'7" x 17'8" narrowing to 14'9" (5.66m x 5.38m narrowing to 4.50m)
A beautiful light and spacious room forming the heart of this outstanding house. Having a range of white gloss base and eye level units with timber work surfaces incorporating an electric double oven with five ring gas hob, dishwasher, one and a half bowl single drainer sink unit, integrated breakfast bar, sealed unit double glazed skylights with PVCu sealed unit double glazed window and French doors to garden along with radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and loft access.

BEDROOM 1

11'10" x 11'0" (3.61m x 3.35m)
Having a full range of white gloss wardrobes with PVCu sealed unit double glazed bay window and radiator.

BEDROOM 2

12'0" x 10'0" (3.66m x 3.05m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

7'6" x 7'5" (2.29m x 2.26m)
PVCu sealed unit double glazed window and radiator.

BATHROOM

8'6" x 8'0" (2.59m x 2.44m)
A lovely contemporary bathroom suite including bath and separate monsoon shower with glazed partition, half pedestal wash basin and low level w.c. Tiled floor with underfloor heating and majority tiled walls, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The front garden has been laid to gravel with hedging to offer additional parking if necessary. The property also benefits from a substantial side paved and gravelled driveway whilst at the rear of the house is an enclosed lawned garden with planting beds and stone paved seating area.

There is also an extremely useful workshop/store with plumbing, light and power laid on.

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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