



# QUICK&CLARKE

The Property Specialists

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**Meadowcroft, 1a Cartwright Lane, Beverley HU17 8NB**  
**Guide Price £485,000**



- Unique and bespoke contemporary styled house
- Prominent location - Very close to the town centre
- Interesting contemporary layout
- Arranged over 3 floors
- 4 double bedrooms
- Gated off-street parking
- Convenient for the Westwood
- Very high specification, built to the latest Building Regulations
- Gas central heating, Solar panels, Electric car charging point
- EPC Rating & Council Band TBC

A truly exceptional bespoke residence, tucked away in an enviable location just moments from the vibrant heart of the town centre. This newly crafted masterpiece unveils a seamless fusion of sleek contemporary design and cutting-edge construction, spanning three beautifully appointed floors. The home is built to the highest standards, with eco-conscious solar panels ensuring both sustainability and efficiency.

Step inside to discover a generous expanse of living space, featuring four spacious bedrooms and two opulent bathrooms. The pièce de résistance is the open-plan living, dining, and kitchen area – a stunning space designed to host gatherings in style or provide a serene retreat for quiet moments.

Every detail has been carefully considered, with finishes that exude sophistication and quality. Outside, you’ll find the added luxury of extensive gated off-street parking, as well as a beautifully landscaped garden.

All this, with the convenience of being just a short stroll from the bustling town centre or the peaceful beauty of the Beverley Westwood pastures. This is refined living at its finest.

**LOCATION**  
The property is located in a very prominent position on the corner of the junction between Cartwright Lane and Queensgate, just to the South-West of the town centre. Lying almost equidistant between the Westwood pastures and the amenities of the town centre, the property is a convenient walk away from most of the amenities that Beverley has to offer.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALL**

**CLOAKROOM**

**OPEN PLAN LIVING/DINING KITCHEN**

28' x 19'4" reducing to 14'11" (8.53m x 5.89m reducing to 4.55m)

**UTILITY ROOM**

7'1" x 6' (2.16m x 1.83m)

**FIRST FLOOR**

**SECOND FLOOR**

**BEDROOM 2**

10'10" x 8'10" (3.30m x 2.69m)

**BEDROOM 3**

9'2" x 8'10" (2.79m x 2.69m)

**BEDROOM 4**

7'8" x 7'2" (2.34m x 2.18m)

**BATHROOM**

7'5" x 5'10" plus 6'10" x 7'5" (2.26m x 1.78m plus 2.08m x 2.26m)

**MASTER BEDROOM**

20'2" x 11'8" (6.15m x 3.56m)

**EN-SUITE**

8'10" x 6'10" (2.69m x 2.08m)

**OUTSIDE**

Landscaped gardens and gated off-street parking.

**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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