







The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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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 openplan 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.

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.

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

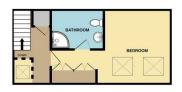
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Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@gandc.net

GROUND FLOOR







Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any re omission or mis-statement. This plan is for illustrative purpose only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operability or efficiency can be given.

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