



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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The Coach House 13 Main Street, Beverley HU17 7NQ
No onward chain £293,000

- Four bedrooms
- Two reception rooms
- Immaculately and stylishly presented throughout
- Stunning kitchen and bathroom
- Over 1,500 square feet internally
- Great flexibility of living space
- Wood burning stove in snug
- Off street parking and easy to maintain garden
- Council Tax Band: D
- EPC Rating: C

A fantastic, unique and bespoke property which is deceptively large despite its modest frontage. Having been extensively renovated in the recent past, the property has beautiful design features and a real wow factor.

With a great flexibility of layout and having two reception rooms, the front of which is very large for a property of this type, the property also benefits from four bedrooms and an immaculate house bathroom with the interior extending to over 1,500 square feet.

Benefitting from off-street parking in a car port and a relatively easy to maintain private garden to the rear, viewing of this property is highly recommended.

LOCATION

the property is located in the centre of Leconfield and relatively close to the junction of the A164 and Arram Road.

The village of Leconfield lies approximately 3 miles North of Beverley and as such offers convenient access into the town and surrounding areas by road and rail. The village itself offers a range of facilities including a Primary School with a more extensive range being available in Beverley itself.

THE ACCOMMODATION COMPRISES

LIVING ROOM

28'9" x 13'9" (8.76m x 4.19m)
The front door opens directly into this extremely large living room which provides for great flexibility of layout. With beams to ceiling, stairs lead up to the first floor accommodation with space under for a desk. The composite front door has obscured glass panels and the room has beautiful engineered oak flooring.

SNUG

15'11" x 11'9" (4.85m x 3.58m)
A fabulous cosy room with a wood burning stove set into a feature stone fireplace. Oak engineered flooring and skylight above.

KITCHEN

19'3" x 10'3" (5.87m x 3.12m)
A stunning bespoke kitchen with underfloor heating with a range of wall and base storage units and centre island with breakfast bar. The kitchen has a mixture of oak and stainless steel fronted cabinets with both quartz and granite style work surfaces. Feature brick wall, inset double stainless steel sink, four ring ceramic hob set in centre island with extractor above, integrated oven and grill, space for fridge freezer and dishwasher. Varnished York Stone flooring, bi-fold doors pull back and provide access to the rear garden. Attractive contemporary wall mounted radiator. Open plan into Snug.

W.C.

4'7" x 2'5" (1.40m x 0.74m)
With a two piece sanitary suite comprising wall hung hand wash basin. Close coupled w.c. and partially tiled walls.

BOOT ROOM/UTILITY ROOM

13'10" x 6'5" (4.22m x 1.96m)
With uPVC glass panelled door which is really the main entrance to the property. The room has attractive fitted units including two built-in larder cabinets with further base storage units. Porcelain sink and drainer. Space and plumbing for washing machine, tumble dryer and fridge freezer. Varnished York Stone flooring.

FIRST FLOOR

BEDROOM 1

14'11" x 14'5" (4.55m x 4.39m)
A generous sized room with window to front elevation and decorative cast iron fireplace with tiled insert.

BEDROOM 2

10'11" x 10'11" (3.33m x 3.33m)
A well proportioned room with built-in wardrobe and window to the front elevation.

BEDROOM 3

10'8" x 11'11" (3.25m x 3.63m)
Window to rear elevation.

BEDROOM 4

10'6" x 7'4" (3.20m x 2.24m)
Dual aspect with window to both rear and side.

BATHROOM

10'9" x 7'2" (3.28m x 2.18m)
With a stylish four piece sanitary suite comprising roll top bath, close coupled w.c., double counter-top hand wash basins and large walk-in shower enclosure with glass screen. Porcelain tiled floor with underfloor heating. Tiled walls, chrome heated towel rail and access to the loft. Window to the front elevation.

OUTSIDE

The property is accessed by car via a right of way to the side of the property which leads to a parking space under a brick car port. A timber gate provides access to the rear garden.

The rear garden is compact and easy to maintain with a central lawn and fenced perimeter.

To the rear is a brick shed which offers further potential in terms of usage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

There is also underfloor heating to the kitchen and bathroom.

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.

AGENT'S NOTE

In accordance with the 1979 Estate Agents Act, we would confirm that the vendor of this property is an employee/related to a member of staff of Quick & Clarke.

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



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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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.