





The Property Specialists

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52 Wheatlands Drive, Beverley HU17 7HR
£445,000

- Four beds / two baths
- Open plan living dining kitchen
- Superb location
- South westerly facing rear garden
- No onward chain
- Move in condition
- Great flexibility of living space
- Link detached via garage
- EPC Rating: C
- Council Tax Band: D

Offering exceptional flexibility, this superb four-bedroom property with two modern bathrooms is ideal for both downsizers and families. Extended and beautifully remodelled, it boasts a contemporary open-plan living, dining, and kitchen area that flows seamlessly to the south-westerly facing garden.

Four double bedrooms include one with an ensuite, and both rear bedrooms feature French doors opening onto the patio.

Located in a highly desirable area of Beverley, conveniently close to schools and Molescroft Road amenities, this property is offered with no onward chain.

LOCATION

The property is located on the corner of Wheatlands Drive close to its junction with Northfield Road in this very popular area of Molescroft.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

16'9" x 4'5" (5.11m x 1.35m)
With modern composite front door with obscured glass panels. Laminate flooring which flows throughout most of the accommodation. Extensive range of fitted storage cupboards and access to the garage.

LIVING ROOM

14'5" x 14'11" (4.39m x 4.55m)
A well proportioned living room with floor to ceiling window to the front elevation. Gas living flame fire with wood surround and marble hearth and back. Mounting on wall for television.

OPEN PLAN LIVING DINING KITCHEN

23'10" x 24'1" maximum (7.26m x 7.34m maximum)
A fabulous open plan living space which allows great flexibility and can accommodate both living and dining room furniture. The kitchen is open plan with a generous range of wall and base storage units with white fronts and contrasting granite effect work surfaces with matching upstand. Four ring electric hob, integrated oven and dishwasher. Overhead skylight. Breakfast bar and window to the rear elevation overlooking the garden. Laminate flooring.

Within the living room area French doors lead out onto the patio area of the westerly facing garden.

BEDROOM 1

12'8" x 12'2" (3.86m x 3.71m)
Positioned to the rear of the property with French doors leading directly out onto the patio. Laminate flooring.

EN-SUITE

6'10" x 5'2" (2.08m x 1.57m)
With a three piece sanitary suite comprising close coupled w.c., panelled bath and vanity hand wash basin. Chrome heated towel rail. Fully tiled walls and floor. Window to the side elevation.

BEDROOM 2

11'11" x 10'2" (3.63m x 3.10m)
French doors opening onto the rear garden.

BEDROOM 3

10'9" x 8'4" (3.28m x 2.54m)
Window to front elevation and laminate flooring.

BEDROOM 4

10'2" x 8'5" (3.10m x 2.57m)
Laminate flooring and window to front elevation.

WET ROOM

10'11" x 8'9" maximum (3.33m x 2.67m maximum)
With a four piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath. Wet room type shower. Chrome heated towel rail. Tiled floor and partially tiled walls.

GARAGE

18'1" x 8'6" (5.51m x 2.59m)
With electric roller door. Integral door opening into the hallway and further uPVC glass panelled door opening into the rear garden. Supplied with water, light and power and with space and plumbing for washing machine. Wall mounted modern Worcester Bosch boiler.

OUTSIDE

The property occupies a large corner plot with a brick set drive leading up to the garage. Further parking is under stone flags to one side and the front garden has been landscaped with extensive planting of ornamental shrubs and trees. With an area of lawn, some of the flowerbeds have been laid under gravel for ease of maintenance.

The rear garden is south westerly facing with a brick set patio positioned immediately adjacent to the rear of the bungalow and which is perfectly positioned to make the most of the afternoon and evening sun. Steps lead up to a terraced garden which is largely lawned and is established with well stocked flower borders. The garden benefits from a good level of privacy.

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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