



65 Inglefield Close, Beverley HU17 8XG
£315,000

- Beautiful detached home.
- Three bedrooms.
- Approx 980 square feet.
- Substantial south facing rear garden.
- Adjoins open fields.
- En-suite to master.
- Lovely conservatory overlooking rear garden.
- Ample off street parking. Integral garage.
- Council Tax Band: D
- EPC Rating: TBC

An extremely attractive three bedroomed detached family home which extends to approximately 980 square feet and stands on a wonderful plot benefitting from a southerly aspect to the rear and adjoining open land. The property has also been enhanced by the provision of a conservatory benefitting from views over the rear garden and the master bedroom also offers a super en-suite shower room.

There is ample off street car parking to the front along with an integral single garage and this house really will make a super family home.

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

Tiled floor with PVCu sealed unit double glazed door and radiator.

LIVING ROOM

14'4" x 12'5" (4.37m x 3.78m)
Timber fireplace with polished stone inset and hearth having living flame gas fire. Staircase to first floor. PVCu sealed unit double glazed window and radiator.

DINING ROOM

10'10" x 8'3" (3.30m x 2.51m)
Timber effect floor with PVCu sealed unit double glazed patio doors to conservatory. Radiator. Open to:

KITCHEN

9'1" x 9'1" (2.77m x 2.77m)
Modern base and eye level units with one and a half bowl single drainer sink unit. Incorporating an electric oven with gas hob. Timber effect flooring. Door to outside. PVCu sealed unit double glazed window and radiator.

CONSERVATORY

10'6" x 9'0" (3.20m x 2.74m)
Of PVCu sealed unit double glazed and brick construction having timber effect floor with French doors to garden and radiator.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and loft access along with built-in cupboard housing gas fired central heating boiler.

BEDROOM 1

12'6" x 8'8" (3.81m x 2.64m)
Range of fitted wardrobes. PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

5'9" x 5'0" (1.75m x 1.52m)
Shower in corner cubicle with vanity wash basin with cupboards below and low level w.c. PVCu sealed unit double glazed window. Chrome towel radiator.

BEDROOM 2

10'6" x 8'8" (3.20m x 2.64m)
Fitted wardrobe. PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'6" x 8'6" (3.20m x 2.59m)
Fitted wardrobe. PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'4" x 5'9" (1.93m x 1.75m)
Panelled bath with wash basin and low level w.c. Tiled walls. PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

To the front of the property is a brick set driveway and forecourt offering excellent off street car parking facility whilst at the rear is a beautifully presented garden benefitting from a southerly aspect having two lawned areas with mature flowerbeds and adjoining open fields at the rear along with a lovely paved seating area from which to enjoy the garden aspect.

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 PVCu 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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