



QUICK&CLARKE

The Property Specialists

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29 Paradise Drive, Beverley HU17 OUT
£299,950

- Built in 2019 by Peter Ward Homes
- Attractively presented throughout
- Three good sized bedrooms
- Off street parking and garage
- Cul-de-sac position
- Convenient for the road network
- Very close to Beverley's amenities and Beverley school catchment
- Council Tax Band: D
- EPC Rating: B

A beautifully proportioned and attractively laid out modern house situated in a cul-de-sac position and built in 2019 by the esteemed local builder Peter Ward Homes. With well proportioned rooms to the ground floor there are also three bedrooms to the first floor, the master having an en-suite shower room. Having been well looked after, the property is in move in condition and also offers a side drive and garage. Viewing is highly recommended.

LOCATION

The property is located on the small development forming Paradise Drive which is a cul-de-sac which leads off from the A1174 Hull Road which itself links Beverley with the north side of Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'10" x 4'8" (2.08m x 1.42m)
Composite front door with glass panels and window to side elevation. Stairs to the first floor accommodation.

LIVING ROOM

15'1" x 12'9" maximum (4.60m x 3.89m maximum)
Walk-in bay window to the front elevation. Cupboard under stairs.

DINING KITCHEN

16'0" x 10'9" (4.88m x 3.28m)
A beautiful modern kitchen offering a good range of wall and base storage units with grey gloss fronts and laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Four ring gas hob with extractor over, integrated oven, grill, dishwasher and fridge freezer. French doors opening onto the rear garden. Further window to side elevation creating light and bright ambiance.

UTILITY ROOM

5'3" x 5'10" (1.60m x 1.78m)
Base and wall storage units with grey gloss fronts. Space and plumbing for washing machine. Ceramic tiled splashbacks.

CLOAKS

5'5" x 3'1" (1.65m x 0.94m)
With a two piece sanitary suite comprising pedestal hand wash basin and close coupled w.c. Window to side elevation.

FIRST FLOOR

LANDING

10'1" x 7'6" (3.07m x 2.29m)
Window to side elevation and storage cupboard.

BEDROOM 1

12'10" x 13'0" reducing to 11'0" (3.91m x 3.96m reducing to 3.35m)
Window to front elevation.

EN-SUITE SHOWER ROOM

5'5" x 7'11" (1.65m x 2.41m)
With three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and shower cubicle. Window to front elevation.

BEDROOM 2

11'1" x 9'2" (3.38m x 2.79m)
Window to rear elevation.

BEDROOM 3

11'0" x 6'8" (3.35m x 2.03m)
Window to rear elevation.

BATHROOM

7'6" x 5'7" (2.29m x 1.70m)
With a three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin with semi-pedestal and bath. Partially tiled walls. Window to side elevation.

OUTSIDE

The property is set back from the cul-de-sac with a lawned garden to the front. A brick sett drive leads down the side of the property and provides ample parking for a number of cars.

The rear garden is accessed through a gate from the driveway and with a flagged seating area adjacent to the dining kitchen. The garden is largely lawned with a fenced perimeter.

GARAGE

Single brick built garage with up and over door. Supplied with light and power and with the opportunity to store in the roof space.

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.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Mensaplan 12/05/25