





The Property Specialists

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17 Wise Close, Beverley HU17 9GR
£230,000

- Three double bedrooms
- Superb open plan dining kitchen
- Remodelled with a garage conversion
- Cul-de-sac position
- Molescroft Primary School catchment
- EPC Rating: D
- Council Tax Band: C

This beautifully presented and remodelled family home offers three double bedrooms and a fabulous open-plan dining kitchen. The living space has been thoughtfully extended into the original integral garage, creating a spacious, light, and bright feel throughout. Situated in a popular Molescroft cul-de-sac, early viewing is highly recommended.

LOCAITON

The property is located on the cul-de-sac which forms Wise Close and leads off from Nornabell Drive in this extremely popular area on the north side of Beverley. Ideal for Beverley's northern bypass, the property is situated in the catchment area for the Ofsted Outstanding Molescroft Primary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

3;'8" x 3'6" (0.91m;'2.44m x 1.07m)
Modern composite front door with glass panel and inset mat well.

LIVING ROOM

13'11" plus bay x 11'10" (4.24m plus bay x 3.61m)
A well-proportioned room, the focal point being a white painted Adam style fireplace with marble hearth and back housing a gas living flame fire, walk-in bay window to the front elevation and stairs to the first floor accommodation.

DINING KITCHEN

20'11" x 17'1" maximum (6.38m x 5.21m maximum)
Of an L-shaped and having the benefit of being extended into the original integral garage, this superb space is one of the main selling points of the property. The modern kitchen offers a good range of wall and base storage units with white fronts having contrasting solid wood butcher's block work surfaces and ceramic tile splashbacks behind the gas Range. Inset Belfast sink, integrated dishwasher, space and plumbing for washing machine, fridge freezer, windows to front and rear aspects and French doors opening onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 11'2"" (3.63m x 3.40m")
Window to the front elevation.

BEDROOM 2

8'7" x 9'8" (2.62m x 2.95m)
Window to the rear elevation and built-in cupboard.

BEDROOM 3

11'5" x 8' (3.48m x 2.44m)
Window to the front elevation.

BATHROOM

7'7" x 5'6" (2.31m x 1.68m)
Three piece sanitary suite comprising vanity unit with counter top hand wash basin, modern P-shaped panelled bath with glass screen, close coupled w.c., chrome heated towel rail and attractive tiles. Window to rear elevation.

OUTSIDE

The property is set back from the head of the cul-de-sac with the front garden being laid under gravel to provide for additional parking and ease of maintenance with further parking on the original drive to one side.

The rear garden is enclosed and largely lawned with a covered patio area adjacent to the dining kitchen. To the rear of the garden there is a shed for storage.

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).

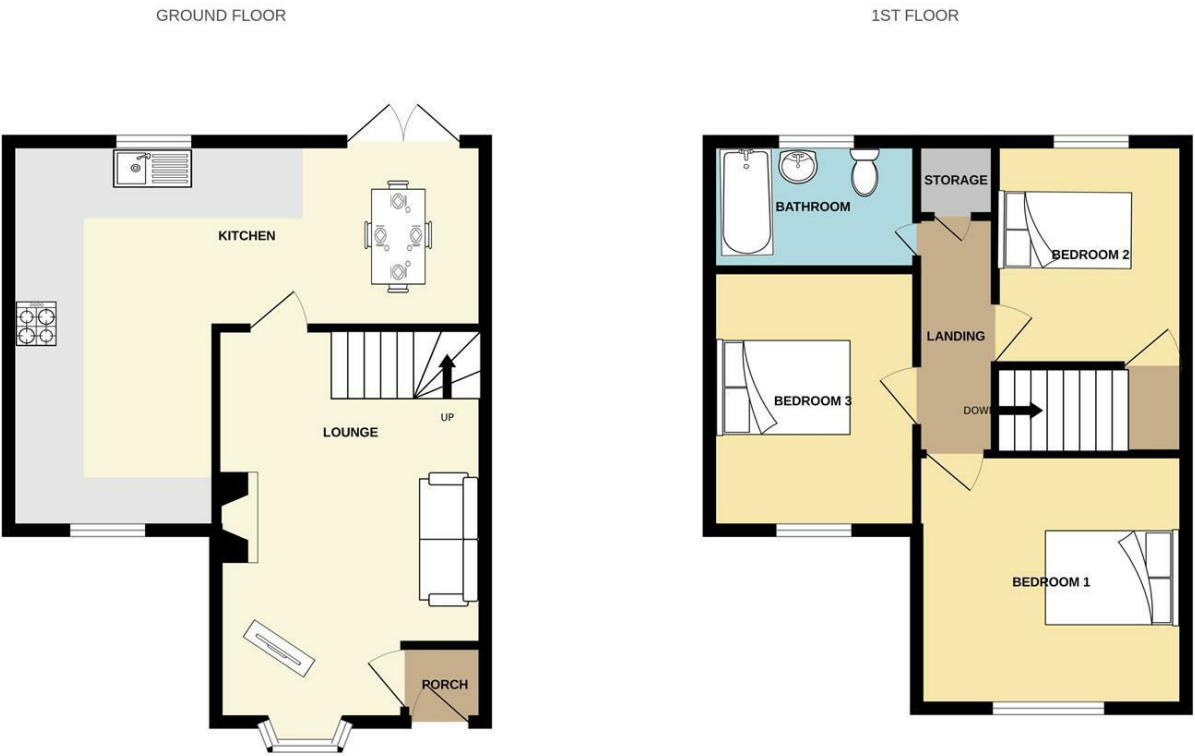
VIEWING

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



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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. Made with Metropix ©2025