



QUICK&CLARKE

The Property Specialists

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15 Finch Park, Beverley HU17 7DW
£475,000

- Three beds/ two bathrooms / two reception rooms
- Spacious and well presented
- Large corner plot
- Prime Molescroft location
- Head of cul-de-sac position
- No onward chain
- Off street parking and garage
- Council Tax Band: E
- EPC Rating: C

Constructed by the highly regarded local builder Chris Cammack, this fabulous detached bungalow offers spacious and well laid out accommodation on one of Finch Park's largest plots.

Situated at the head of the cul-de-sac and offered to the market with no onward chain the property has the flexibility of having three generous sized bedrooms, two bathrooms and two reception rooms plus a conservatory.

Boasting attractive and well tended gardens, the property also has the benefit of off street parking and garage and is situated in a prime position in Molescroft.

LOCATION

The property is located at the head of a cul-de-sac on the small development forming Finch Park which lies off Molescroft Park and which is located just 0.7 miles from Beverley's North Bar.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

21'1" x 5'7" (6.43m x 1.70m)
Modern uPVC French door with an ornate glass panel and further obscured glass panel to one side. Wide and welcoming entrance hall with cloak cupboard and further shelved out airing cupboard. Doors lead through into the reception rooms and bedrooms.

LIVING ROOM

15'10" x 13'9" (4.83m x 4.19m)
A well proportioned living room situated to the rear of the property. Dual aspect with window to side elevation and patio door opening into the conservatory. Modern composite stone fireplace housing gas living flame fire. Open plan into dining room.

DINING ROOM

9'11" x 9'5" (3.02m x 2.87m)
Window overlooking the garden.

CONSERVATORY

9'2" x 8'4" (2.79m x 2.54m)
Laminate flooring and French doors leading out onto the rear garden.

KITCHEN

12'3" x 9'10" (3.73m x 3.00m)
Generous range of wall and base storage units with cream fronts and contrasting granite style laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Five ring stainless steel Neff gas hob with canopy extractor over, Neff integrated oven and matching combination microwave. Under-counter fridge and integrated dishwasher. Two windows to the rear elevation. Tiled effect floor flowing into the utility room.

UTILITY ROOM

8'2" x 7'10" (2.49m x 2.39m)
Larder storage cupboards and work surface to match those in the kitchen. Space and plumbing for washing machine and tumble dryer. Two windows and uPVC glass panelled door opening onto the driveway.

BEDROOM 1

13'10" x 10'11" (4.22m x 3.33m)
With an extensive range of built-in wardrobes. Window to front elevation.

BEDROOM 2

9'10" x 9'11" (3.00m x 3.02m)
Built-in double wardrobe. Window to front elevation.

BEDROOM 3

13'10" x 7'9" (4.22m x 2.36m)
Window to side elevation.

BATHROOM

10'0" x 6'8" (3.05m x 2.03m)
Three piece sanitary suite comprising panelled bath with shower attachment over, close coupled w.c. and pedestal hand wash basin. Fully tiled walls. Window to side elevation. Chrome heated towel rail.

SHOWER ROOM

Close coupled w.c., pedestal hand wash basin and shower cubicle. Fully tiled walls. Window to side elevation.

GARAGE

18'0" x 9'8" (5.49m x 2.95m)
Detached from the house and with up and over door to the front. Side courtesy door and window to rear. Supplied with light and power.

OUTSIDE

The property occupies possibly the largest plot on Finch Park with gardens encompassing three sides in addition to the drive on the western aspect of the property. The garden continues through a wrought iron gate to an area at the side of the property which is largely gravelled.

The rear garden is of a very good size and again largely lawned with two patio seating areas, one adjacent to the kitchen and one in the corner of the garden which makes the most of the afternoon and evening sun. The driveway is part gravel and part brick sett and leads through double vehicular gates to one side of the bungalow and up to the garage. Behind the garage there is a further 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



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 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 MapInfo 6.02/03