





The Property Specialists

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7 Voase Way, Beverley HU17 0WL
£320,000

- Three bedrooms / Two bathrooms
- Beautiful dining kitchen
- Convenient for town centre and Keldmarsh Primary School
- Well tended gardens
- Attractively presented throughout
- No onward chain
- Council Tax Band: D
- EPC Rating: B

Welcome to a truly fabulous family home, built to Barratt's high standards just four years ago. This detached three-bedroom property has been meticulously cared for, fully snagged, and decorated to a beautiful standard, meaning all you have to do is unpack.

Offered with the huge benefit of no onward chain, it's an ideal choice for a smooth move. The location is second to none, providing the perfect balance of convenience for town amenities and accessibility to major road networks. Enjoy the beautifully maintained gardens and the potential to expand the living space further by converting the garage (subject to the necessary Permissions).

LOCATION

The property is located next door to the Barratt Show House on the new development forming Voase Way which is accessed off Woodmansey Mile. Situated on the south side of Beverley and with convenient pedestrian and cycle access into the town centre, this location will appeal to both young and old. Of particular interest to families is the close proximity of the highly regarded Keldmarsh Primary School and with the Grammar School for boys lying conveniently close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'1" x 3'1" (1.24m x 0.94m)
With composite glass panelled front door. Inset mat well and with stairs to the first floor accommodation.

LIVING ROOM

14'2" x 13'2" (4.32m x 4.01m)
A well proportioned living room with large walk-in bay window to the front elevation. Cupboard under stairs.

DINING KITCHEN

17'0" x 8'3" (5.18m x 2.51m)
A fabulous kitchen benefitting greatly from a bay window with patio doors overlooking the rear garden. The kitchen offers a generous range of wall and base storage units with contemporary colour fronts and laminate work surfaces. Four ring electric hob with glass splashback and extractor over. Stainless steel sink and drainer. Integrated oven, dishwasher, fridge and freezer. Plank style laminate flooring.

UTILITY ROOM

5'2" x 5'0" (1.57m x 1.52m)
Wall and base storage units to match those in the kitchen, one concealing the modern Ideal Standard boiler. Space and plumbing for washing machine. Window to the rear elevation.

DOWNSTAIRS CLOAKROOM

A two piece sanitary suite comprising close coupled w.c. and corner vanity hand wash basin. Window to side elevation.

FIRST FLOOR

BEDROOM 1

12'0" x 9'1" (3.66m x 2.77m)
Window to front elevation. Opening into:

WALK-IN WARDROBE

6'11" x 5'5" into cupboards (2.11m x 1.65m into cupboards)
A range of modern fitted wardrobes. Window to rear elevation.

EN-SUITE SHOWER ROOM

6'11" x 3'9" (2.11m x 1.14m)
A three piece sanitary suite comprising walk-in shower enclosure with sliding glass screen, pedestal hand wash basin and close coupled w.c. Window to rear elevation. Tall chrome heated towel rail.

BEDROOM 2

11'10" x 10'0" (3.61m x 3.05m)
Window to front elevation and double built-in cupboard.

BEDROOM 3

10'9" x 6'0" (3.28m x 1.83m)
Window to rear elevation.

BATHROOM

6'3" x 6'2" (1.91m x 1.88m)
A three piece sanitary suite comprising panelled bath, close coupled w.c. and pedestal hand wash basin. Fully tiled walls. Window to rear elevation.

OUTSIDE

The property is set back with a double brick sett driveway immediately in front of the property. To one side is an attractive area of garden which has been laid under gravel for ease of maintenance with a number of ornamental shrubs.

A well tended rear garden with a central lawn and patio area adjacent to the dining kitchen. The borders are wide and well stocked and there are a number of ornamental trees and shrubs. A further seating area is found to the rear of the property.

GARAGE

17'7" x 9'0" (5.36m x 2.74m)
With up and over door. Supplied with light and power. Fully plasterboarded walls which may allow for easy conversion for extra living space (subject to the necessary Permissions).

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).

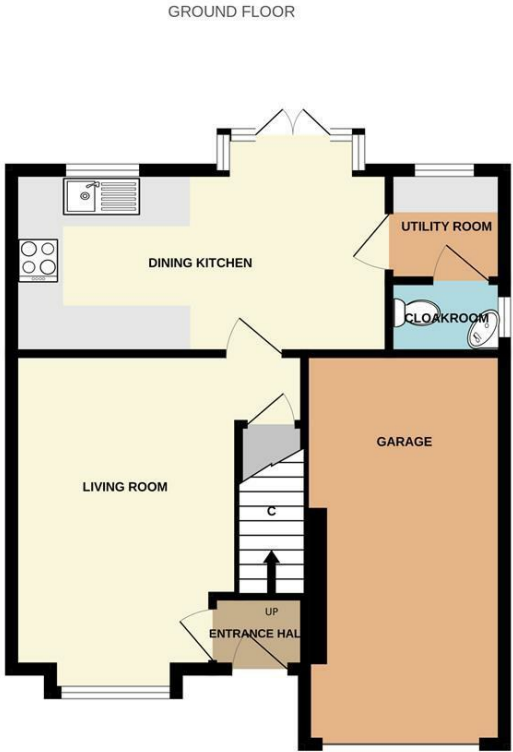
VIEWING

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. Made with Metropix ©2025