



QUICK&CLARKE
The Property Specialists

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4 Laurel Court, Beverley HU17 8GF
Offers in excess of £450,000

- Fabulous extended modern townhouse
- Backing directly onto the Westwood
- Westerly facing garden
- Ideal for the town centre
- Landscaped terraced garden
- Great flexibility of living space
- Over 1,700 sq ft internally
- No Onward Chain
- EPC: C

Having been extended, remodelled and greatly improved, this fabulous townhouse will not fail to impress. Situated on a corner plot and backing directly onto the Westwood, the property benefits from a westerly facing aspect to the rear with a superb easy to maintain terraced rear garden. Arranged over four floors and giving superb flexibility of living space, the property exudes a light, bright and homely feel.

Situated in a convenient position for both the town centre and the Westwood, the property lies very close to a small park with off-street parking to the front. This property has very wide appeal.

LOCATION

The property is located in the corner of Laurel Court with a westerly aspect to the rear. In a corner plot position, Laurel Court is accessed via Westwood Way and Pasture Terrace and lies conveniently close to the amenities of the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with glass panel, Travertine tiled floor and two storage cupboards, one housing the hot water tank and the other shelved out for storage.

UTILITY ROOM

5'11" x 5'2" (1.80m x 1.57m)
A continuation of the tiled floor, base storage units, space and plumbing for washing machine.

DAY ROOM / BEDROOM 4

12'1" x 9'10" (3.68m x 3.00m)
Porcelain tiled floor with underfloor heating, French doors opening onto the garden. Door leads through to en-suite shower room.

EN-SUITE SHOWER ROOM

8'2" x 3'9" (2.49m x 1.14m)
Three piece sanitary suite comprising close coupled WC, vanity unit with semi-recessed hand wash basin and shower enclosure.

PANTRY / BOOT ROOM

9'6" x 9'4" (2.90m x 2.84m)
A conversion of part of the garage to create a superb boot/storage room with flexibility of use. Note that this area could easily be reverted back to garage space.

FIRST FLOOR

LANDING

LIVING ROOM

16'4" x 12'10" (4.98m x 3.91m)
An attractive and well-proportioned room with engineered oak flooring and two windows to the front elevation.

OPEN PLAN KITCHEN DINING ROOM

17' x 16'2" (5.18m x 4.93m)
A stunning contemporary recently fitted grey kitchen with marble worksurfaces and matching upstands. Five ring Neff gas hob has modern extractor over, double Neff oven, inset composite sink, integrated dishwasher, fridge and freezer.

Juliette balcony overlooks the rear garden and the Westwood beyond, and there is a wall-mounted contemporary style radiator.

SECOND FLOOR

LANDING

BEDROOM 2

12'10" x 10'7" (3.91m x 3.23m)
Window to front elevation and dressing area, attractive oak plank style flooring.

EN-SUITE

Three piece sanitary suite comprising corner shower enclosure, vanity unit with back to the unit WC and matching wall-hung hand wash basin with a matching wall cabinet. Tiled walls and floor, chrome heated towel rail, window to front elevation.

BEDROOM 1

16'5" x 10'1" (5.00m x 3.07m)
Originally two bedrooms now remodelled to form one good sized room with two windows to the rear elevation. A Jack and Jill door opens into the en-suite bathroom.

EN-SUITE BATHROOM

Three piece sanitary suite comprising panelled bath, close coupled WC and vanity unit with semi-recessed hand wash basin.

THIRD FLOOR

BEDROOM 3

16'4" red to 11'3" x 11'11" (4.98m red to 3.43m x 3.63m)
Currently used as a games room. A light and bright room with window to side elevation, two Velux windows to rear elevation.

OFFICE

16'4" x 5'7" (4.98m x 1.70m)
A generous sized space currently used as an office.

OUTSIDE

Immediately in front of the house is a brick sett drive which provides parking for a car and leads up to the garage. Immediately adjacent to this is a further parking space allocated to the house. A side gate provides access to the rear garden.

Part of the garage has been converted to create a pantry/store on the ground floor, but there is still a generous amount of garage space with up & over door, light and power.

The rear garden is an attractive feature of this property. Westerly facing and backing directly onto the Westwood, the garden has been hard landscaped with an Astroturf lawn and with timber and gravelled steps leading up to a higher terrace/entertaining area which continues down the side of the property. This generous sized space is paved and has attractive wrought iron railings, a superb and novel area for entertaining and barbecuing. To the very front of this terrace 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 to be Freehold (to 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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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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.