



QUICK & CLARKE
The Property Specialists

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14 Danesway, Beverley HU17 7JQ
£435,000

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- Deceptively large plot
- Immaculately presented throughout
- Extensively renovated
- Stunning kitchen and bathrooms
- Tucked away position
- Sought after Molescroft area
- Molescroft Primary School catchment
- Double garage and parking
- Council tax band E
- EPC rating D

A stunning house in true move-in condition having been extensively renovated and remodelled by the current owner. With a beautiful light and bright ambience and with a fabulous living dining kitchen, the property also has four double bedrooms and two beautiful bathrooms.

Situated in a tucked away head of cul-de-sac position, the modest frontage of the property belies the large L-shaped plot to the rear which encompasses both lawn and a small orchard. The property also boasts off-street parking and double garage.

LOCATION

The property is located at the head of a small cul-de-sac leading off from Danesway in the extremely popular Molescroft area of Beverley. Accessed via Woodhall Way, the property is convenient for and in the catchment area of Molescroft Primary School and also the town centre which lies approximately 1/2 mile to the south.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

8'9 x 6'2 (2.67m x 1.88m)

Modern composite front door with stained glass panel, stairs to the first floor accommodation, herringbone Karndean flooring which flows throughout the whole of the ground floor, and an attractive enamelled radiator.

LIVING ROOM / DINING ROOM

21'7 x 10'6 (6.58m x 3.20m)

A generous sized room, the proportions of which allow for both living and dining room furniture. Dual aspect with window to the front and wide French doors leading onto the rear garden. An attractive stone fireplace houses a gas living flame fire, and there is a continuation of the herringbone Karndean flooring.

LIVING DINING KITCHEN

25'9 x 9'8 (7.85m x 2.95m)

A remodelling of the original layout to create a superb room. The Roses kitchen was fitted approximately two years ago and offers a range of wall and base storage units with white fronts and complementary Dekton worksurfaces with matching splashbacks and a breakfast bar. Neff double oven, matching induction hob with extractor over, integrated dishwasher and inset sink. Two attractive enamelled radiators, a continuation of the Karndean flooring and windows to the front elevation with plantation shutters in addition to French doors opening onto the rear garden.

UTILITY ROOM

7'11 x 6'2 (2.41m x 1.88m)

Wall, base and larder units with white fronts and contrasting laminate worksurfaces, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. A uPVC farmhouse door provides access to the rear garden.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising vanity wash basin and matching back to the unit WC, and a black heated towel rail.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

13'10 x 10'1 to wardrobes (4.22m x 3.07m to wardrobes)

A range of fitted wardrobes from Oaks of Beverley and window to the front elevation.

EN-SUITE BATHROOM

5'6 x 6'3 (1.68m x 1.91m)

Stunning three piece sanitary suite comprising modern slipper bath, vanity unit with Corian worksurface, moulded inset wash basin and back to the unit WC. Partially tiled walls, window to the front elevation and heated towel rail.

BEDROOM 2

12'2 x 11'1 (3.71m x 3.38m)

Window to the front elevation and modern fitted wardrobes by Oaks of Beverley.

BEDROOM 3

9'2 x 9'6 (2.79m x 2.90m)

Window to the rear elevation.

BEDROOM 4

9'2 x 8'2 (2.79m x 2.49m)

Window to the rear elevation.

SHOWER ROOM

8'7 x 5'6 (2.62m x 1.68m)

Three piece sanitary suite comprising double shower enclosure, vanity unit with moulded Corian wash basin and back to the unit WC. Black heated towel rail, tiled floor, partially tiled walls and window to the rear elevation.

OUTSIDE

The property is positioned on a generous sized plot with a wide brick sett drive adjacent to the front of the house and leading down to the double garage.

The rear garden is a very generous size for a property of this type and is courtesy of its corner plot position. Immediately adjacent to the rear of the house is a wide area of lawn with a flagged seating area to one side. With raised flower beds, a fenced perimeter creates a good level of privacy. To the side of the property is an orchard area with several soft fruit trees. This area has further privacy conferred by a high hedge to the side boundary. With a wrought iron gate providing access onto the driveway, there is also an area behind the garage for the storage of bins.

DOUBLE GARAGE

17'1 x 16'1 (5.21m x 4.90m)

Electric up & over door, side courtesy door leading out to the rear garden and window. Further storage in the roof space, supplied with light and power.

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).

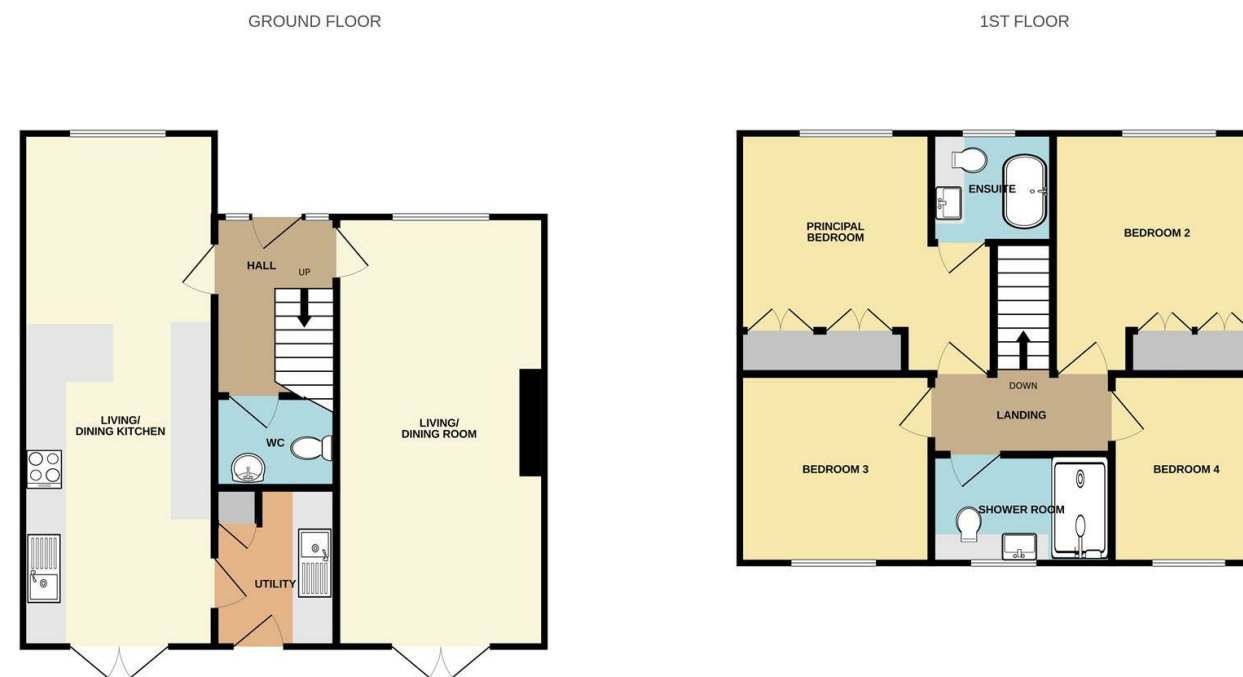
VIEWING

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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