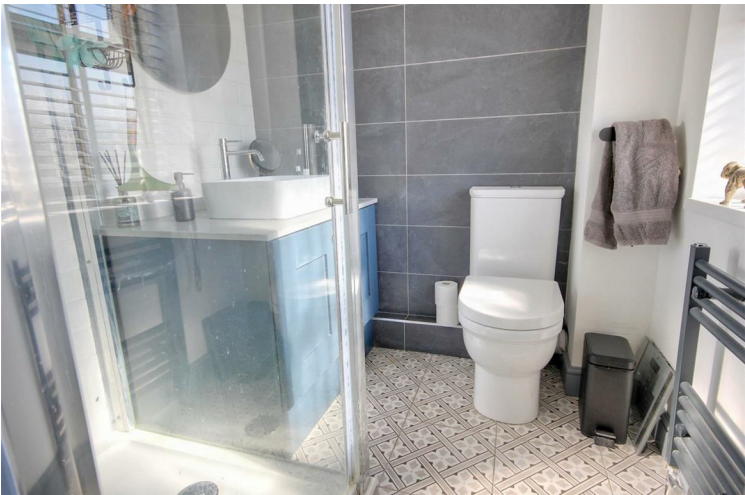




QUICK&CLARKE

The Property Specialists

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16 Sorrel Close, Beverley HU17 8XL
£400,000

- Incredibly well presented
- Outstanding plot
- Approximately 1200 sq ft
- Four bedrooms and two bathrooms
- Office and utility
- 26ft 6ins kitchen/day room
- Beautiful rear garden
- Ample parking
- Council Tax Band: D
- EPC Rating: D

Incredibly well presented four bedroom detached family home which extends to approximately 1200 sq ft offering four bedrooms with two bathrooms and a fantastic 26ft 6ins kitchen/day room at ground floor along with a living room and conservatory. The garage has been converted to provide extremely useful office and utility. The property stands on a well screened plot to the South side of this historic market town with a good range of amenities close by and benefitting from a great amount of off street car parking and a delightful rear garden.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops including many high street chains, numerous public houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a PVCu sealed unit double glazed door, laminate floor, staircase to the first floor and radiator. Understairs storage.

CLOAKROOM

A low level WC with wash basin and feature tile floor.

LIVING ROOM

15'0" x 11'5" (4.57m x 3.48m)
Feature living flame gas fire, PVCu sealed unit double glazed window with patio doors to the conservatory and a radiator.

CONSERVATORY

9'7" x 8'7" (2.92m x 2.62m)
Of brick and PVCu sealed unit double glazed construction having French doors to the garden and laminate floor.

KITCHEN/DAY ROOM

26'6" x 9'0" (8.08m x 2.74m)
An extensive range of grey base and eye level units and quartz worktops with a four ring induction hob, electric cooker below and canopy overhead, one and a half bowl single drainer sink unit, contemporary vertical radiator, PVCu sealed unit double glazed box bay window, laminate floor, a further radiator and door to outside.

UTILITY ROOM

10'4" x 8'0" (3.15m x 2.44m)
Modern base and eye level units with roll edge work surfaces incorporating plumbing for automatic washing machine. Combi boiler. Laminate floor and door to outside.

OFFICE

7'2" x 6'0" (2.18m x 1.83m)
Laminate floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING

With cupboard and radiator.

MASTER BEDROOM

12'4" x 12'5" (3.76m x 3.78m)
Fitted mirror front wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

6'1" x 5'9" (1.85m x 1.75m)
Shower in cubicle, wash basin, low level WC, PVCu sealed unit double glazed window and towel radiator.

BEDROOM 2

10'0" x 9'0" (3.05m x 2.74m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

12'4" x 8'5" (3.76m x 2.57m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 4

10'0" x 8'6" (3.05m x 2.59m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'5" x 6'3" (1.96m x 1.91m)
Panelled bath with wash basin and low level WC, over bath shower, PVCu sealed unit double glazed window and radiator.

OUTSIDE

The property is approached via an expansive brick sett driveway with large gravel borders offering excellent off street car parking facility, all of which is softened by the mature hedged boundaries and planting. To the rear of the house is a delightful garden which features a raised lawn surrounded by sleepers and a particularly useful paved terraced area, all of which is well screened by mature trees and planting along with well stocked flower beds and pebble borders.

EV charging point and power to front and rear.

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 PVCu 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.
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