

CLUBLEYS

City

5, St. Johns Close,  
Beverley, HU17 8FD  
£400,000





## ABOUT THE PROPERTY

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**POPULAR LOCATION OFF LINCOLN WAY, BEVERLEY.** This impressive detached house offers a blend of space, comfort and modern living. With five bedrooms this property is perfect for a growing family yet in a quiet cul de sac with plenty of local amenities on your door step.

The spacious living areas provide a family environment and multifunction spaces, to make the house a truly family friendly home. The well-appointed kitchen is designed for both functionality and style. The property also benefits from a good sized garden ideal for outdoor entertaining plus the addition of a garage.

Located in Beverley, a town known for its rich history and vibrant community, this home is conveniently situated near local amenities, schools, and parks. The area boasts excellent transport links, making it easy to explore the surrounding regions.

Tenure - Freehold

Council Tax - E

Epc - C









**ENTRANCE HALL**

Front entrance door with side glazed panels leading into entrance hall with coving to the ceiling, ceiling rose and hard flooring. Stairs off to the first floor.

**CLOAKROOM**

Suite comprising of low level Wc, vanity sink unit with storage under. Part tiling to the walls and hard flooring.

**LIVING ROOM**

4.96m x 3.30m (16'3" x 10'9")

Spacious room to the front elevation with bay window and feature log burner on stone hearth and hard flooring.

**DINING ROOM**

3.31m x 3.25m (10'10" x 10'7")

Accessed from the entrance hall and breakfast kitchen with patio doors into the rear garden, coving to the ceiling and hard flooring.

**BREAKFAST KITCHEN**

4.79m x 3.33m (15'8" x 10'11")

Having a good range of bespoke wall and floor units with complimentary wooden work surfaces incorporating a Belfast sink, breakfast bar with space for range cooker, feature tall unit with recessed space for American fridge freezer, part tiling to the walls, hard flooring and inset ceiling extractor with spot lights.

**SITTING ROOM EXTENSION**

6.28m x 2.85m (20'7" x 9'4")

Opening into the recent sitting room extension with hard flooring, Velux window and patio doors into the rear garden. A further back door gives access to a bin store.

**UTILITY ROOM**

2.39m x 1.49m (7'10" x 4'10")

Range of wall and floor units with complimentary wooden work surface and Belfast sink. Cupboard housing gas central heating boiler, part tiling to the walls, hard flooring and back door off.

**FIRST FLOOR****LANDING**

Hatch to loft space.

**MASTER BEDROOM**

3.62m x 3.33m (11'10" x 10'11")

A lovely sized room to the front of the property.

**ENSUITE**

2.06m x 1.50m (6'9" x 4'11")

Modern suite comprising of low level Wc, vanity sink unit with storage under and large shower cubicle with

waterfall shower and hand held attachment. Vinyl flooring, wet walling, ladder radiator, extractor fan and recessed spotlights to the ceiling.

**BEDROOM TWO**

4.06m x 3.35m max (13'3" x 10'11" max)

Double room to the rear of the property.

**BEDROOM THREE**

3.28m x 2.42m (10'9" x 7'11")

Double room to the rear of the property.

**BEDROOM FOUR**

3.11m x 2.12m (10'2" x 6'11")

To the rear of the property.

**BEDROOM FIVE**

3.36m x 2.11m (11'0" x 6'11")

To the front of the property with recessed cupboard.

**FAMILY BATHROOM**

2.02m x 1.71m (6'7" x 5'7")

Modern suite comprising of low level Wc, vanity sink unit with storage under and panelled bath with waterfall shower over and hand held attachment. Vinyl flooring, wet walling, ladder radiator, extractor fan and recessed spotlights to the ceiling.

**OUTSIDE**

Located down a private block paved cul de sac with side driveway providing off street parking. The front of the property is laid to stone for ease of maintenance with decorative mature planting to the boundary line and side access gate to the bin store. The rear garden has a paved area adjacent to the property and a large paved patio area to the right hand side of the property in front of the garage which has up and over door, power and light. Side gravelled area adjacent to the extension provides spacious entertaining space, A further good sized lawned area has a feature pond extending to a further area laid to hard standing ideal for a small office or greenhouse. There are mature trees and fencing to the boundary line.

**ADDITIONAL INFORMATION****SERVICES**

Main gas, water, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the agent.









#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.


#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

**CLUBLEYS**  
City

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.