








Beverley | Cottingham | Hornsea | Willerby

# Quick & Clarke

PROPERTY SPECIALISTS

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## 11 Grosvenor Place, Beverley HU17 8LY

**£750,000**

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- Bespoke Architecturally designed property in fabulous tucked away quiet location
- No onward chain
- Within proximity to Beverley Grammar School and Minster Primary School
- Eco friendly - heat pump, PV solar panels and battery storage
- 3 double bedrooms and 3 Bathrooms
- Flexibility of use for ground floor rooms inc Study, Bedroom & Shower room or Annexe
- Interesting light, bright and homely design
- Fabulous open plan living space
- EPC Rating: B
- Council Tax Band: F

A unique and interesting Architecturally designed Modernist property designed by the esteemed local Architect Jonathan Smith and completed in 1999. With a interesting minimalist light and bright ambience, this fabulous design makes the most of this tucked away quiet plot in a sought after conservation area, with the majority of the accommodation having a Southerly aspect overlooking the garden. Boasting a very eco conscious design which incorporates a heat pump, PV solar panels and battery store, the warmth is enhanced by the high level of fenestration to the South and Westerly aspects.

The ground floor has a fantastic open plan layout and to the first floor there are three double bedrooms with the accommodation being served by three bathrooms, one to the ground floor and two to the first floor. A Stairlift is currently fitted to the property and the ground floor also allows for flexibility of use for a Bedroom, Shower room & Dressing room, Annexe.

Situated on an attractive and established plot close to the Westwood, this bespoke and inspiring property is sure to enchant. Within proximity to Beverley Grammar School and Minster Primary School.

## LOCATION

The property is located in an attractive position at the head of the cul-de-sac which forms Grosvenor Place. Accessed at the junction where Cartwright Lane meets Keldgate Road, the B1230, the property lies on the South-Western side of the town centre adjacent to Beverley Westwood.

The house has been designed such that the accommodation overlooks the garden which has a South and Westerly aspect and as such makes the most of the available sunlight.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALL

5'10" x 6'2" (1.8m x 1.88m )
Front door with window to one side and double depth cloak cupboard. Timber stairs lead to the first floor accommodation with a further storage cupboard under.

### OPEN PLAN LIVING/DINING KITCHEN

32'9" x 17'3" (10m x 5.28m)
A fabulous open plan space allowing flexibility of layout and which is partially double height up to the first floor level and with exposed painted steelwork which supports the frame of the property The large amount of glass to the Southerly aspect confers a beautiful warm and bright atmosphere to this large and airy living room. Sliding patio doors open onto a decked seating area.

The kitchen offers a good range of wall and base storage units and is open plan into the dining room. Work surfaces encompass two sides and there is an inset induction hob and indoor BBQ with large stainless steel canopy extractor over. In addition there are double ovens, American style fridge freezer and integrated dishwasher (the current owner has a further fridge and wine cooler in the cupboards in the study/play area). Stainless steel one and a half bowl sink and drainer.

Within the living room area and inset into the fireplace is a beautifully sculpted round open grate fire which creates a fabulous focal point and has the further interest of one small window within the fireplace set to one side.

Flexibility of use for Office, Studio, Library, Music Room.

### SITTING ROOM

16'6" x 11'2" (5.04m x 3.41m)
A further fabulous light and bright sitting room with extensive floor to ceiling fenestration to the Westerly aspect overlooking the garden and angled ceiling.

### STUDY/PLAY AREA

11'5" x 9'3" (3.48m x 2.83m)
Extensive fitted cupboards currently housing a wine cooler and fridge. Door to the Easterly facing garden.

### UTILITY ROOM

7'5" x 5'2" (2.28m x 1.59m)
Belfast sink, space and plumbing for washing machine and tumble dryer, overhead clothes dryer, tiled floor, extensive storage options and window to the side elevation.

### CLOAKS/SHOWER ROOM

5'4" x 4'11" (1.65m x 1.52m)
A modern ground floor shower room which allows further flexibility of living space and offering a corner shower cubicle with additional body spray jets, low level w.c., wall hung hand wash basin, heated towel rail and window to the side elevation.

## FIRST FLOOR

### LANDING

Potenital for use as Study/Reading area. Access to the loft, storage cupboard and windows to the side elevation.

### GALLERIED LANDING

The principal bedroom is accessed off a galleried landing which overlooks the open plan living/dining room and which benefits from the floor to ceiling windows to the Southerly aspect and two further windows to the side aspect at first floor level. Potenital for use as Study/Reading area. Access to the loft, storage cupboard and windows to the side elevation.

### PRINCIPAL BEDROOM

12'11" x 11'4" (3.94m x 3.46m)
Built-in cupboards, window overlooking the garden and door providing access via glazed door onto a balcony.

### EN-SUITE BATHROOM

Three piece sanitary suite comprising low level bath with remote controlled shower over, vanity unit with inset moulded sink and back to the unit w.c., flat panelled heated towel rail, window to the side elevation and electric underfloor heating.

### BEDROOM 2

12'11" x 9'4" (3.96m x 2.86m)
Built-in cupboards and window to the Southerly aspect.

### BEDROOM 3

12'10" x 11'4" (3.91m x 3.45m)
Built-in cupboard and window to the Southerly aspect.

### BATHROOM

7'9" x 5'0" (2.38m x 1.54m)
Three piece sanitary suite comprising walk-in shower enclosure, vanity hand wash basin, back to the unit w.c., heated towel rail, fully tiled walls with attractive shower board in the shower area and window to the side elevation.

### OUTSIDE

The property is approached over a wide gravelled drive benefitting from remote controlled gates and which provides ample parking for a number of vehicles. The drive leads up to a timber garage which we are advised is is large enough to house a medium size motorhome, and which is supplied with light and power. There is an additional tandem carport to one side with room for two vehicles and a further parking space on the other side. To the rear of the garage is a further storage area.

The gardens surround all four sides of the property with the majority of the garden being to the Southerly aspect and overlooked by the majority of the accommodation. Benefitting from extensive planting and a good number of trees, the space has a peaceful ambience which belies its fairly central position in Beverley.

### AGENT'S NOTE

We are advised that the vendors plan to leave all electrical appliances (with the exception of the wine fridge).

### SERVICES

Electric, water and mains drainage are available or connected to the property.

### CENTRAL HEATING

The property benefits from an electric air source heat pump with underfloor heating to the ground floor and has PV solar panels with the addition of battery storage.

### DOUBLE GLAZING

The property benefits from sealed unit 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

GROUND FLOOR

1ST FLOOR




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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