



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**4 Limekiln Yard, Beverley HU17 0LE**  
**£318,000**

- Stunning three bedroom residence
- Approximately 1,000 square feet
- Incredible kitchen day room
- Bi-fold doors to garden
- Master bedroom with en-suite
- Fitted bedroom furniture
- West facing rear
- Two allocated car parking spaces
- Council Tax Band: C
- EPC Rating: A

An absolutely stunning architect designed modern home built to the highest standard with A rated EPC energy efficiency and providing a rare opportunity to acquire such an incredible home. The heart of the home is the amazing open plan kitchen living room with bi-fold doors which seamlessly integrate the inside and external accommodation further complemented by the separate living room and cloakroom at ground floor level.

The three bedrooms are all extremely well proportioned and there is a very well appointed en-suite to the master with fantastic family bathroom. To the front of the property are two allocated car parking spaces and this is a very rare opportunity to acquire a stunning architect designed home.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and 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

Built-in cloaks cupboard, tile floor and vertical radiator.

##### CLOAKROOM

Low level w.c. with concealed cistern and vanity wash basin having cupboard below, tile floor and towel radiator.

##### KITCHEN DAY ROOM

16'2" x 22'3" maximum (4.93m x 6.78m maximum)  
An incredible light and spacious heart of the home having extensive base and eye level units with stone effect work surfaces and matching centre island incorporating central sink unit along with integral fridge freezer and wine fridge along with electric oven and hob. Tile floor throughout. Bi-fold doors to garden and vertical radiator.

##### LIVING ROOM

9'4" x 8'5" (2.84m x 2.57m)  
PVCu sealed unit double glazed window and radiator.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

16'3" x 11'6" (4.95m x 3.51m)  
Having a range of fitted wardrobes, PVCu sealed unit double glazed window, sealed unit double glazed skylight and radiator.

##### EN-SUITE

Tile floor, shower in quadrant cubicle, low level w.c. with concealed cistern and vanity wash basin with cupboard below. Sealed unit double glazed skylight and chrome towel radiator.

##### BEDROOM 2

13'7" x 8'5" (4.14m x 2.57m)  
Fitted wardrobes, PVCu sealed unit double glazed window, sealed unit double glazed skylight and radiator.

##### BEDROOM 3

12'4" x 7'5" (3.76m x 2.26m)  
PVCu sealed unit double glazed window, sealed unit double glazed skylight and radiator.

##### FAMILY BATHROOM

8'4" x 8'0" maximum (2.54m x 2.44m maximum)  
Panelled bath along with shower in separate glazed cubicle, vanity wash basin with drawers below and low level w.c. Light tunnel and chrome towel radiator.

##### OUTSIDE

To the front of the property is a brick sett approach along with two allocated car parking spaces whilst at the rear the property benefits from a westerly facing fenced courtyard garden offering delightful outside entertaining space.

##### 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).

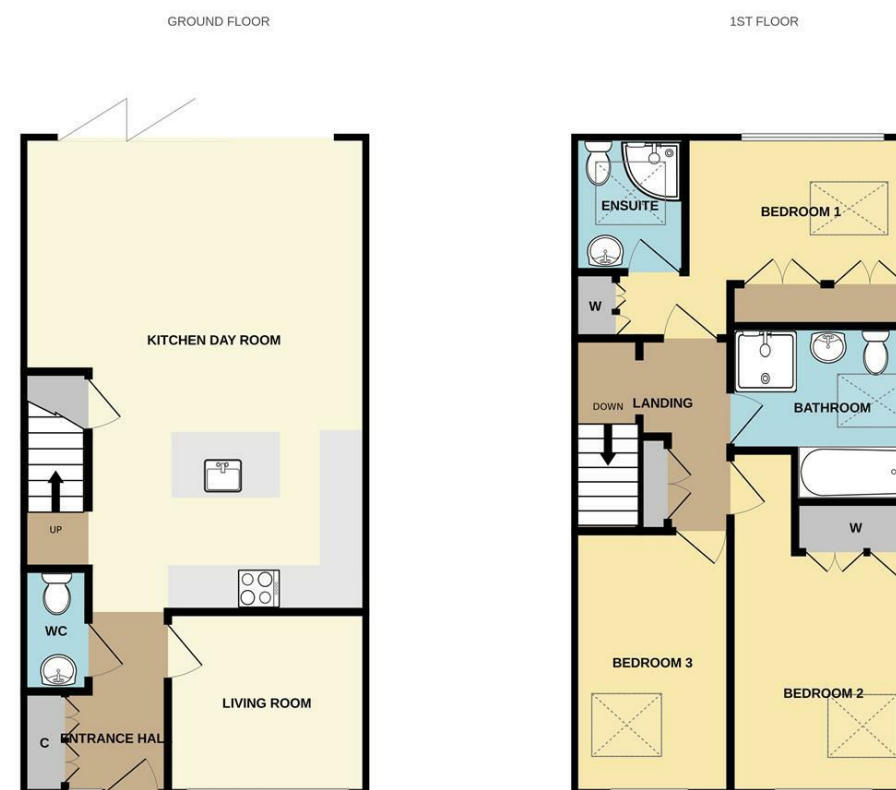
##### VIEWING

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](mailto: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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