Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

1 Field Maple Crescent, Beverley HU17 0ZA

£330,000

Beverley | Cottingham | Hornsea | Willerby

- Modern semi-detached home
- Extremely versatile accommodation
- Four double bedrooms
- 2 bedrooms each with own ensuite & 1 family bathroom
- Stunning open plan kitchen
- Views over open space to front
- Ample parking & garage
- Attractive rear garden
- Viewings advised to appreciate the size
- Council Tax Band: E EPC Rating: B

An absolutely beautifully presented corner plot, modern semi-detached house which extends to approximately 1,540 square feet over three floors having extremely versatile accommodation offering four bedrooms with three bathrooms and two reception rooms all complemented by the stunning open plan kitchen along with ample car parking, integral garage and very attractive rear garden. The house stands in a delightful position overlooking open space to the front and will surely make an outstanding family 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
Return staircase to first floor and understairs storage cupboard. Timber effect floor and radiator.

CLOAKROOM
Low level w.c. and wash basin. Timber effect floor and radiator.

KITCHEN DAY ROOM
16'6" x 17'4" (5.03m x 5.28m)
With a great range of base and eye level units having timber effect roll top work surfaces incorporating an electric oven with induction hob, fridge freezer, dishwasher, washing machine and one and a half bowl single drainer sink unit. Wall mounted gas fired central heating boiler. Timber effect flooring and PVCu sealed unit double glazed French doors to rear garden.

FIRST FLOOR

LANDING
With built-in storage cupboard.

LIVING ROOM
14'0" x 16'7" narrowing to 8'10" (4.27m x 5.05m narrowing to 2.69m)
A welcoming L-shaped room with timber effect floor, radiator and two PVCu sealed unit double glazed windows overlooking the open space to the front.

BEDROOM 1
16'7" x 11'3" (5.05m x 3.43m)
Fitted sliding door wardrobes. Timber effect floor, two PVCu sealed unit double glazed windows and two radiators.

EN-SUITE SHOWER ROOM
7'6" x 5'7" (2.29m x 1.70m)
Shower with glass screen, vanity wash basin and low level w.c. with concealed cistern. Timber effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

SECOND FLOOR

LANDING
Built-in airing cupboard housing hot water cylinder.

BEDROOM 2
17'4" x 11'9" maximum (5.28m x 3.58m maximum)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM
Having shower with glazed screen, vanity wash basin and low level w.c. with concealed cistern. Timber effect flooring, PVCu sealed unit double glazed window and radiator.

BEDROOM 3
11'4" x 11'4" (3.45m x 3.45m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4
11'4" x 7'0" (3.45m x 2.13m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'0" x 6'4" (2.44m x 1.93m)
Panelled bath, half pedestal wash basin and low level w.c. with concealed cistern. Timber effect flooring, PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is a double tarmacadam driveway offering excellent off street car parking facility leading to the integral garage whilst at the rear of the house is a very attractive enclosed lawned garden with stone paved seating area and flowerbeds. Additionally to the side of the property runs a large lawned garden.

GARAGE
9'10" x 19'8" (3.00m x 5.99m)
Having up and over door with light and power laid on. Including an EV charger.

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.
Made with Metropix ©2026