

# Quick & Clarke

PROPERTY SPECIALISTS

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



**35 Inglefield Close, Beverley HU17 8XG**

**Guide Price £375,000**

Beverley | Cottingham | Hornsea | Willerby

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- Well presented family home
- Attractive cul-de-sac position
- Beautiful rear garden with period wall feature
- Master bedroom with recently refitted shower room
- Off street parking & integral garage
- Perfect for Town & Trails
- Windows and glazing in conservatory changed in 2022
- No onward chain
- Council Tax Band: D
- EPC Rating: C

This well-presented family home provides approximately 1,200 square feet of living space with a versatile layout. The ground floor consists of two flexible reception rooms, a generous conservatory, a modern kitchen, and a downstairs cloakroom.

The first floor features a master bedroom with a recently refitted shower room, alongside three further bedrooms and a refurbished family bathroom.

The property is situated at the head of a cul-de-sac with a garage and off-street parking to the front. To the rear, the good-sized garden is framed by the original Period Beverley Barracks wall, providing a distinctive and historic backdrop.

#### LOCATION

The property is located at the head of a small cul-de-sac on Inglefield Close which leads off from Wingfield Way on the south west corner of Beverley. Situated close to a wide range of amenities, including shops and a gym, the property is also in a perfect location to access the major road network linking Beverley with the M62 and Hull. Further, the property sits in the catchment area of the Grammar and High School and also offers close access to a network of footpaths.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

16'0" x 6'9" (4.88m x 2.06m)

Modern composite front door and with obscured glass panels, laminate flooring and stairs to first floor accommodation.

##### CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin with semi-pedestal. Window to the front elevation.

##### LIVING ROOM

17'0" x 10'11" (5.18m x 3.33m)

A well proportioned living room with window to front elevation, concertina doors pull back into the sitting room/dining room.

##### SITTING / DINING ROOM

10'11" x 7'9" (3.33m x 2.36m)

Offering flexibility of use and with herringbone floor covering and patio doors opening into the conservatory.

##### CONSERVATORY

13'6" x 10'11" (4.11m x 3.33m)

A superb extension to the rear of the property offering further flexibility. Laminate flooring and French doors leading out onto the rear garden.

##### KITCHEN

15'0" x 8'7" (4.57m x 2.62m)

Offering a range of wall and base storage units with white fronts and complementing laminate work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink and drainer, recently fitted AEG four ring induction hob with matching extractor over, integrated fan oven and space and plumbing for upright fridge freezer, washing machine and dishwasher, all of which are included in the sale price. Window and composite door overlooking the rear garden.

#### FIRST FLOOR

##### LANDING

With two storage cupboards and access to the loft, which is partially boarded via a fitted fold down loft ladder and light.

##### BEDROOM 1

11'4" to wardrobes x 9'8" (3.45m to wardrobes x 2.95m)

Extensive range of modern built-in wardrobes. Window to rear elevation.

##### EN-SUITE SHOWER ROOM

6'5" x 4'11" (1.96m x 1.50m)

Refitted in 2025 with a corner shower enclosure with thermostatic shower mixer, pedestal hand wash basin and close coupled w.c. Tiled walls, towel radiator and window to rear elevation.

##### BEDROOM 2

13'11" x 8'11" (4.24m x 2.72m)

Window to front elevation.

##### BEDROOM 3

11'0" to wardrobes x 8'0" (3.35m to wardrobes x 2.44m)

Built-in wardrobes. Window to front elevation.

##### BEDROOM 4

9'2" x 7'1" (2.79m x 2.16m)

Window to front elevation.

##### BATHROOM

8'3" x 6'0" (2.51m x 1.83m)

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath with thermostatic shower mixer over. Window to rear elevation. Chrome towel radiator.

#### OUTSIDE

The property is set back from the head of the cul-de-sac with a tarmac drive leading up to the integral garage. To one side the front has been laid under gravel both for ease of maintenance and to create further space for parking. Access can be gained down the side of the property to the rear garden, where there is a shed for storage.

A key feature of the property is its rear garden which is both generously sized, attractively planted and has the benefit of a Period brick wall forming the rear backdrop which was originally the perimeter wall of Beverley Barracks. A brick sett patio lies adjacent to the kitchen which leads out onto a central lawn which is surrounded by wide and well stocked flower borders. To the south east corner of the garden is a further flagged patio area which is well placed for the afternoon and evening sun.

#### GARAGE

15'8" x 7'8" (4.78m x 2.34m)

Single integral garage supplied with light and power and with modern roller shutter door. Electrical consumer unit fitted and certified in 2025.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system. We understand the Ideal Vogue 40 condensing boiler was fitted in 2015, with a full annual service history available.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing fitted in 2022 to the latest specification, including integral trickle vents.

#### 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)



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