



Quick & Clarke

PROPERTY SPECIALISTS

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48 Hillcrest Drive, Beverley HU17 7JL
£375,000

- Beautiful detached home
- Light and spacious
- Approx. 1,050 square feet
- Four bedrooms / Two bathrooms
- Wonderful kitchen day room
- Southerly facing rear garden
- Single garage
- Council Tax Band: E
- EPC Rating: C

This is a lovely light and spacious four bedroomed detached house with two bathrooms which extends to approximately 1,050 square feet and offers superb family accommodation including a 21'6" kitchen day room which extends across the rear of the house and intercommunicates beautifully with the rear southerly facing garden. The property stands in a cul-de-sac location with ample off street car parking as well as the benefit of a detached single garage.

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 HALLWAY

PVCu sealed unit double glazed door with engineered bamboo flooring, contemporary radiator and matching bamboo stairs to first floor.

CLOAKROOM / UTILITY

6'8" x 4'4" (2.03m x 1.32m)
Pedestal wash basin with low level w.c. Space and plumbing for washing machine with worktop over. Herringbone timber effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM

16'0" x 11'8" (4.88m x 3.56m)
Contemporary timber fireplace with polished stone inset and hearth having living flame gas fire. Bamboo engineered flooring, PVCu sealed unit double glazed bay window, ceiling cornice and radiator.

KITCHEN DAY ROOM

21'6" x 11'2" (6.55m x 3.40m)
A wonderful light and spacious room making the most of the rear southerly facing garden offering an extensive range of base and eye level units with timber work surfaces having tiled splashbacks and incorporating a one and a half bowl single drainer sink unit. PVCu sealed unit double glazed window overlooks the rear garden along with French doors opening to the patio area. Tile effect flooring and large understairs storage cupboard.

FIRST FLOOR

LANDING

Engineered bamboo flooring and PVCu sealed unit double glazed window.

BEDROOM 1

11'7" x 11'7" (3.53m x 3.53m)
Fitted sliding door wardrobes, PVCu sealed unit double glazed window, coving and radiator.

EN-SUITE SHOWER ROOM

Shower in cubicle with vanity wash basin having cupboards below and low level w.c. Part tiled walls, PVCu sealed unit double glazed window, herringbone timber effect flooring and chrome towel radiator.

BEDROOM 2

9'8" x 9'1" (2.95m x 2.77m)
Engineered bamboo flooring, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

PVCu sealed unit double glazed window and radiator.

BEDROOM 4

Engineered bamboo flooring, PVCu sealed unit double glazed window and radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, wash basin and low level w.c. Tiled walls, built-in storage cupboard, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property stands in a cul-de-sac position with large open plan lawn to the front and an array of fruit trees along with a side tarmacadam driveway offering excellent off street car parking facility.

The rear south facing garden offers lawned area with both decking and paved seating areas.

GARAGE

The property benefits from a detached brick and tile single garage having light and power laid on with up and over door.

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).

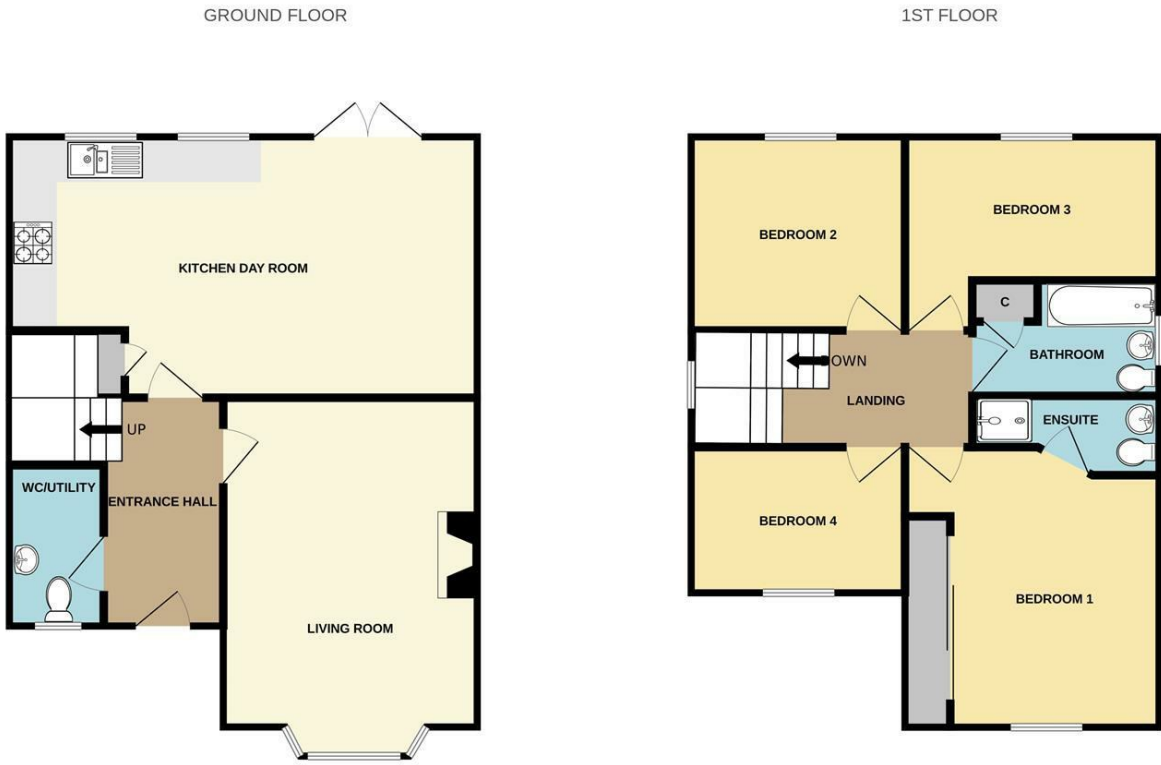
VIEWING

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.
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