



**QUICK & CLARKE**  
The Property Specialists

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**8 Foster Grove, Beverley HU17 0GU**  
**£250,000**

- 50% share ownership or 100% full ownership
- Double fronted family house
- Three bedrooms
- En-suite shower room to primary bedroom
- Approximately 866 square feet gross internal area
- Westerly facing parking
- Two allocated parking spaces
- Fronts onto open ground
- Council Tax Band: C
- EPC Rating: B

A beautifully proportioned and well laid out three bedroomed family house which is offered to the market with 50% share ownership. Modern throughout and benefitting from overlooking open ground to the front, the property is situated in a head of cul-de-sac position with two allocated parking spaces and a generous sized westerly facing garden. The contemporary layout includes a generous sized living room, further dining kitchen with patio doors onto the westerly facing garden, utility room and a ground floor w.c. To the first floor the primary bedroom has an en-suite shower room and there are two further bedrooms and a house bathroom.

This property offers the opportunity to acquire 100% on a Freehold basis, or a 50% share on a Leasehold basis (subject to the eligibility criteria being met), with the current rental for the remaining 50% share being £402.05 subject to an annual review in line with the RPI plus a small amount.

Note: Please see eligibility criteria for Shared Ownership.

## LOCATION

The property is located on this newly completed and modern development which lies off the southern bypass and on the outskirts of Beverley. Accessed off Woodpecker Drive via Peters Way the property lies in an attractive position fronting onto open space and a wildlife/balancing pond.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

6'8" x 4'9" (2.03m x 1.45m)

Composite front door with glass panel to one side. Stairs to the first floor accommodation.

#### LIVING ROOM

18'4" x 10'3" (5.59m x 3.12m)

An attractive dual aspect room with two windows to the side and further window to the front elevation.

#### DINING KITCHEN

18'3" x 8'8" (5.56m x 2.64m)

Contemporary styled kitchen with grey fronted wall and base storage units and contrasting work surfaces and ceramic tiled splashbacks. Tile style floor. French doors to the side and windows to both front and side aspects. Four ring gas hob with extractor over and glass splashback. Stainless steel sink and drainer. Integrated oven, dishwasher, fridge and freezer. Space for table.

#### CLOAKROOM

Two piece sanitary suite comprising close coupled wc and hand wash basin.

#### UTILITY ROOM

7'5" x 6'7" (2.26m x 2.01m)

Base storage units to match those of the kitchen. Stainless steel sink and drainer. Space and plumbing for washer/dryer.

### FIRST FLOOR

#### BEDROOM 1

10'6" x 12'0" reducing to 10'11" (3.20m x 3.66m reducing to 3.33m)

Window to front elevation.

#### EN-SUITE SHOWER ROOM

5'11" x 5'1" (1.80m x 1.55m)

Three piece sanitary suite comprising corner shower enclosure, close coupled w.c. and pedestal hand wash basin. Window to front elevation.

#### BEDROOM 2

10'2" x 8'11" (3.10m x 2.72m)

Window to front elevation.

#### BEDROOM 3

9'1" x 9'0" (2.77m x 2.74m)

Window to side elevation.

#### BATHROOM

7'10" x 6'9" (2.39m x 2.06m)

Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath. Window to the side elevation.

## OUTSIDE

The property has an ideally positioned westerly facing garden which can be accessed directly from the dining kitchen or via a gate adjacent to the front door. Largely laid to lawn, the garden is of a generous size and with a shed for storage.

To the side of the property and at the head of the cul de sac are two allocated parking spaces.

## 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 uPVC double glazing.

## TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor). The lease was granted in 2022 for a 999 year period. The current rental on the 50% share is currently £402.05 and is subject to an annual review in line with the RPI plus a small amount.

## 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)

## ELIGIBILITY AND APPLICATION

To be eligible for a Heylo Housing scheme, your annual household income must be below £80,000, you must be a British citizen or have the right to remain in the UK, and the property must be your only home. Other requirements include a minimum deposit of 10%, a good credit history (with no CCJs or recent arrears), and the ability to afford the monthly payments. Please contact the office for an application form.



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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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.