



Quick & Clarke

PROPERTY SPECIALISTS

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31 Danesway, Beverley HU17 7JQ
£419,950

- Versatile family home
- Approx. 1,450 square feet
- Four/five bedrooms
- Two bathrooms
- Two reception rooms
- Conservatory to rear
- Ample car parking
- Good access to town centre
- Council Tax Band: E
- EPC Rating: D

A very spacious and particularly versatile detached family home which, with the garage conversion, offers 4/5 bedroomed accommodation along with two reception rooms, well appointed kitchen and conservatory to rear. The property is located within the extremely desirable Molescroft area of Beverley much sought after due to the quality school catchment area, local facilities close by and great access to Beverley town centre.

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

Staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

Low level w.c. with concealed cistern and wash basin. Tiled floor and radiator.

LIVING ROOM

17'9" x 11'8" (5.41m x 3.56m)
Feature electric remote control fire with built-in fireside cupboards and media wall above. Timber effect flooring. Sealed unit double glazed windows and two vertical radiators. French doors to:

DINING ROOM

11'8" x 11'0" (3.56m x 3.35m)
Timber effect flooring and radiator. French doors to:

CONSERVATORY

10'9" x 9'0" (3.28m x 2.74m)
Of brick and sealed unit double glazed construction with tile floor and French doors to garden.

BEDROOM 5 / SNUG

15'9" x 8'0" (4.80m x 2.44m)
Built-in cupboard housing gas fired central heating boiler. PVCu sealed unit double glazed window and radiator.

KITCHEN

14'7" x 9'5" (4.45m x 2.87m)
Base and eye level units having stone and timber work surfaces, electric double oven and hob, integrated fridge freezer and dishwasher and Belfast style sink unit. PVCu sealed unit double glazed windows overlooking rear garden.

REAR LOBBY

Tile floor and door to outside.

FIRST FLOOR

LANDING

BEDROOM 1

16'7" x 11'8" (5.05m x 3.56m)
Laminate floor, fitted wardrobes, sealed unit double glazed window and radiator.

EN-SUITE

Shower over bath, low level w.c. with concealed cistern and wash basin. Sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11'9" x 11'2" (3.58m x 3.40m)
Built-in airing cupboard housing hot water cylinder with electric immersion heater. Fitted wardrobe, laminate floor, sealed unit double glazed window and radiator.

BEDROOM 3

12'7" x 8'8" (3.84m x 2.64m)
Sealed unit double glazed window and radiator.

BEDROOM 4

9'7" x 8'3" (2.92m x 2.51m)
Sealed unit double glazed window and radiator.

SHOWER ROOM

7'6" x 5'4" (2.29m x 1.63m)
Shower in corner cubicle, vanity wash basin with cupboards below and low level w.c. Sealed unit double glazed window. Tile floor and walls and chrome towel radiator.

OUTSIDE

To the front of the property is a gravel and paved forecourt offering excellent off street car parking along with an artificial grass lawn.

The rear garden is laid to lawn along with an attractive decking seating area offering excellent entertainment space along with a large garden shed with light and power laid on.

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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