



Quick & Clarke
PROPERTY SPECIALISTS

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78 Butterfly Meadows, Beverley HU17 9GB
£230,000

- Beautifully presented house
- Turn key condition
- Three bedrooms
- Excellent plot
- South facing rear
- Ample off street car parking
- Council Tax Band: C
- EPC Rating: C

A beautifully well presented three bedroomed semi-detached house in turn key condition and standing on a wonderful plot benefitting from a southerly aspect to the rear. The house is presented in the highest order having good size living room with breakfast kitchen at ground floor along with three bedrooms and family bathroom at first floor level. There is ample off street car parking and this great family home is located in a very popular residential locality.

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

PVCu sealed unit double glazed door and stairs to first floor.

LIVING ROOM

4'2" x 3'4" (1.27m x 1.02m)

A light and attractive room with PVCu sealed unit double glazed windows to two elevations. Built-in media wall with television space and electric stove style fire below on a York stone hearth.

BREAKFAST KITCHEN

13'5" x 8'9" (4.09m x 2.67m)

A range of cream base and eye level units having timber effect roll edge work surfaces incorporating an electric oven with gas hob and one and a half bowl single drainer sink unit. Feature panelled wall. Understairs storage cupboard. Contemporary vertical radiator. Timber effect floor, PVCu sealed unit double glazed window overlooking rear garden and door to outside. Wall mounted gas fired central heating boiler.

FIRST FLOOR

LANDING

Cupboard housing the hot water tank.

BEDROOM 1

10'6" x 8'10" (3.20m x 2.69m)

Window to front elevation and cupboard over stairs.

BEDROOM 2

9'9" x 6'7" (2.97m x 2.01m)

Window to rear elevation.

BEDROOM 3

6'11" x 6'7" (2.11m x 2.01m)

Window to rear elevation.

BATHROOM

7'0" x 5'7" (2.13m x 1.70m)

Three piece suite comprising panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Window to side elevation.

OUTSIDE

The property stands back from the road having a good size open plan lawn with a side driveway offering ample off street car parking,

The rear garden benefits from a southerly aspect having paved patio area leading to a good size lawn with flowerbeds.

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

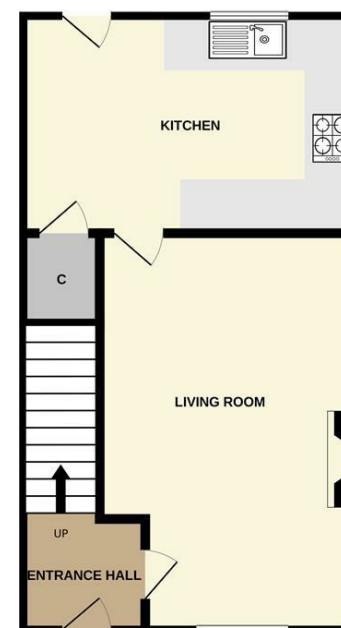
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

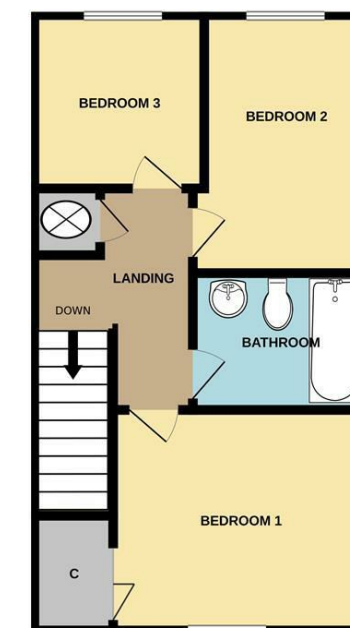
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GROUND FLOOR



1ST FLOOR



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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