



**QUICK&CLARKE**  
The Property Specialists

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**14 Juniper Chase, Beverley HU17 8GD**  
**£335,000**

- No onward chain
- Superb position for Westwood and town centre
- Tucked away location
- Off street parking and garage
- Master bedroom with dressing room and en-suite
- Council Tax Band: D
- EPC Rating: C

Presented in excellent move-in condition, this modern home occupies a quiet, tucked-away position perfectly placed for both the town centre and The Westwood. The interior features a modern kitchen finished with premium granite worksurfaces, complementing a superb layout that includes a master bedroom with a private dressing room and en-suite shower room.

Offered to the market with no onward chain, the property further benefits from off-street parking and a garage. Given its high-quality finish and prime location, viewing is highly recommended to appreciate everything this home has to offer.

## LOCATION

The property is in a tucked away location situated to the head of the small cul-de-sac forming Juniper Chase and which lies off Pasture Terrace very close to Beverley Westwood. Within easy walking distance of Beverley's Georgian quarter and the town centre the position of this property is one of the most significant features.

## THE ACCOMMODATION COMPRISSES

### GROUND FLOOR

#### ENTRANCE HALL

With a modern composite front door with ornate glass panel, oak style laminate flooring which flows through into the kitchen and into the living room. Stairs to first floor accommodation and with large storage cupboard.

#### LIVING ROOM

15'4" x 13'0" (4.67m x 3.96m)

Of a size which will allow for both living and dining room furniture the focal point of the room is a modern fireplace housing electric fire, walk-in bay window to the rear elevation with French doors opening out onto the patio area of the rear garden. Storage cupboard under stairs.

### KITCHEN

12'0" x 6'2" (3.66m x 1.88m)

With a range of wall and base storage cupboards with white fronts and complementing granite work surfaces with matching upstand. Matching breakfast bar. Four ring Neff hob with extractor over, integrated Neff oven, fridge freezer, slimline dishwasher and space and plumbing for washing machine. Inset one and a half bowl stainless steel sink and drainer. Window to front elevation and modern wall mounted Worcester Bosch boiler concealed in wall unit.

### CLOAKROOM

Two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin with storage cupboard under. Window to the front elevation.

### FIRST FLOOR

#### LANDING

Airing cupboard housing the pressurised hot water cylinder.

#### BEDROOM 1

13'2" x 9'0" (4.01m x 2.74m)

Situated to the rear of the property with oak laminate flooring and window to the rear elevation. Door through to dressing room.

#### DRESSING ROOM

9'0" x 9'4" maximum (2.74m x 2.84m maximum)

With a range of fitted wardrobes and access to the loft for storage. Continuation of the laminate flooring.

#### EN-SUITE SHOWER ROOM

With a modern three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and shower enclosure. Tiled floor and partially tiled walls.

#### BEDROOM 2

13'4" x 8'6" (4.06m x 2.59m)

A very well proportioned bedroom with laminate flooring. Window to front elevation.

#### BEDROOM 3

11'5" x 9'3" (3.48m x 2.82m)

Built-in wardrobes and window to front elevation. Continuation of the laminate flooring.

#### BATHROOM

6'4" x 6'3" (1.93m x 1.91m)

Three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and panelled bath. Partially tiled walls, porcelain tiled floor and heated towel rail. Wall mounted mirror with inset lighting.

### OUTSIDE

The property is set back from the road with a tarmac drive leading up to the garage. The front garden has been laid under gravel for ease of maintenance.

The rear garden benefits from the elevated position of the property with a paved patio area adjacent to the living room which opens out onto a largely lawned garden with wide and well stocked flower borders. With a fenced perimeter there is a greenhouse and access is gained through the garage from the front of the property.

### GARAGE

18'0" x 9'6" (5.49m x 2.90m)

Up and over door, supplied with light and power and with a courtesy door to the rear providing access to the rear garden.

### 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 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

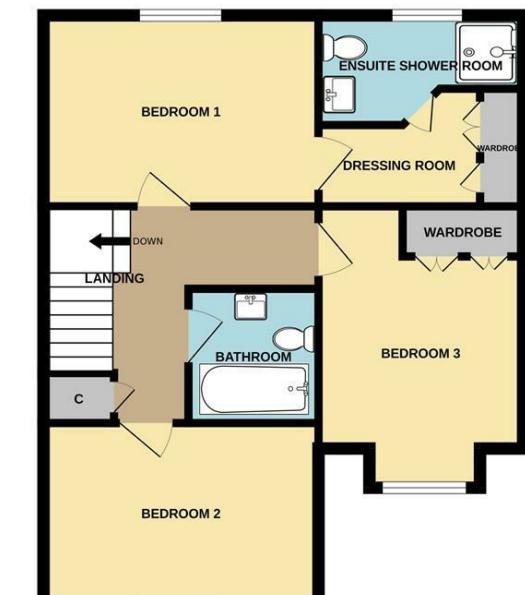
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GROUND FLOOR



1ST FLOOR



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