



# Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**28 Butterfly Meadows, Beverley HU17 9GA**  
**£240,000**

Beverley | Cottingham | Hornsea | Willerby

Beverley | Cottingham | Hornsea | Willerby

- Lovely three bedroom home
- Approximately 880 square feet
- Delightful plot
- Living room and breakfast kitchen
- Conservatory
- En-suite to master
- Ample off street parking
- Popular residential area
- Council Tax Band: D
- EPC Rating: Awaited

A lovely detached three bedroom home which extends to approximately 880 square feet having the additional benefit of a rear conservatory, all of which stands on a wonderful plot with delightful rear garden and excellent off street car parking. The property offers entrance hall with cloakroom, living room, breakfast kitchen and conservatory at ground floor whilst at the first floor the master bedroom has an en-suite shower room, there are two further bedrooms and family bathroom.

This is an established an popular residential locality and you won't be disappointed by this lovely home.

#### 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 window and radiator.

##### CLOAKROOM

Low level w.c. and vanity wash basin. PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

17'6" x 14'5" (5.33m x 4.39m)  
Staircase to first floor, PVCu sealed unit double glazed window and radiator.

##### BREAKFAST KITCHEN

14'5" x 9'0" (4.39m x 2.74m)  
Base and eye level units with roll edge work surfaces incorporating gas hob with electric oven, single drainer sink unit and plumbing for automatic washing machine. PVCu sealed unit double glazed window overlooking rear garden and French doors to conservatory.

##### CONSERVATORY

9'4" x 7'10" (2.84m x 2.39m)  
Of brick and PVCu sealed unit double glazed construction, glass roof, laminate floor and French doors to garden.

##### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed window and built-in cupboard housing gas fired central heating boiler.

##### BEDROOM 1

16'2" x 8'6" (4.93m x 2.59m)  
Fitted wardrobes and top boxes. PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

Showering cubicle, vanity wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

10'6" x 8'0" (3.20m x 2.44m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

8'9" x 5'10" (2.67m x 1.78m)  
Built-in bulk head cupboard with drawers. PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

6'2" x 5'7" (1.88m x 1.70m)  
Panelled bath, vanity wash basin with fitted cupboards and low level w.c. PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the front of the property is an open plan gravel garden with side paved driveway.

The rear garden is particularly well proportioned having lawn and flowerbeds with stone paved patio area and garden shed.

##### 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

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)



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 floorplans 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metapix C2025