

**2 Bishops Croft, Beverley HU17 8JY**  
**Guide Price £525,000**

- Four double bedrooms
- Close to town centre
- Fabulous flexible layout
- Beautiful established gardens
- Quirky & characterful accommodation
- Off-street parking & double garage
- Ground floor bedroom & bathroom
- EPC: D

#### THE PROPERTY

Having been extended and remodelled over time, this fantastic 1950's property has a beautiful and flexible layout with interesting and quirky accommodation. With a light, bright and homely feel the property flows both internally and out into the gardens which surround it. Having a fabulous location being situated between the Westwood and the town centre, the house also has the benefit of parking and a garage with further residents parking available adjacent. Offering four bedrooms, one of which is on the ground floor with a shower room, this beautiful home will be appealing to a wide spectrum of buyers.

#### LOCATION

The property is located on the junction of Bishops Croft and Albert Terrace in this superb, central location just to the West of the town centre. Ideal for both the Westwood and all the amenities of Beverley, the property has a fabulous private feel courtesy of the established gardens which belies its proximity to Saturday Market, shops and restaurants. Located just off the main road network, a more convenient position may be difficult to find.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

13'5" x 5'11" (4.09m x 1.80m)

Wood glass panelled front door, Travertine flooring and stairs to the first floor with storage cupboard under.

##### LIVING ROOM

16'4" x 11'11" (4.98m x 3.63m)

The focal point of the room is a feature limestone fireplace housing an open fire, parquet flooring and windows to both the front and rear elevations.

##### BREAKFAST KITCHEN

16'7" x 16'5" (5.05m x 5.00m)

A very attractive and usable kitchen with space to cook, entertain and sit. The kitchen offers a generous range of wall and base storage units with gloss fronts, composite quartz work surfaces and matching centre island, five ring gas range with extractor over, double inset stainless steel sink, Travertine tiled floor and modern Worcester Bosch boiler. A door leads onto the garden to the side of the property and there are windows to both the side and front aspects.

Double timber glass panelled doors lead through to the sitting/garden room.

##### UTILITY ROOM

15'11" x 5'10" (4.85m x 1.78m)

Cream fronted units, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer. Integral door leading through to the double garage.

##### SITTING/GARDEN ROOM

18' x 9'4" (5.49m x 2.84m)

A superb extension with a vaulted ceiling and four Velux roof lights, further bi-fold doors opening onto the rear garden and wide board oak flooring.

##### SNUG

9'11" x 9'11" (3.02m x 3.02m)

Window to the rear elevation.

##### BEDROOM 4

15'8" x 7'5" (4.78m x 2.26m)

Window to the rear elevation.

##### DOWNSTAIRS SHOWER/CLOAKROOM

5'11" x 3'11" (1.80m x 1.19m)

Three piece sanitary suite comprising shower, vanity hand wash basins, low level w.c., Travertine tiled floor, window to the side elevation and chrome heated towel rail.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

17'11" x 10' (5.46m x 3.05m)

A light and bright room with windows to both the rear and side aspects. Fitted wardrobes encompass one wall.

##### BEDROOM 2

16'8" x 9'2" (5.08m x 2.79m)

Split in two with an area for a dressing table or desk, window to the front and side aspects.

##### BEDROOM 3

13'1" x 10'8" (3.99m x 3.25m)

Windows to both the front and side aspects and a built-in cupboard.

##### BATHROOM

8'4" x 6' (2.54m x 1.83m)

Three piece sanitary suite comprising shower bath, low level w.c., pedestal hand wash basin, tiled walls and floor, window to the side elevation and chrome heated towel rail.

##### SHOWER ROOM

6'6" x 4' (1.98m x 1.22m)

Three piece sanitary suite comprising wall hung hand wash basin, low level w.c. and shower cubicle, chrome heated towel rail and tiled floor.

##### OUTSIDE

The property is surrounded by beautiful established gardens with a mature beech hedge creating a great level of privacy to the front and side of the property.

Extensively planted to the owner's taste and with lush vegetation, one forgets that we are close to the centre of Beverley. Two distinct areas give a choice of seating and there is an ornamental pond.

##### DOUBLE GARAGE & DRIVEWAY

16'6" x 8'9" (5.03m x 2.67m)

Built mainly as a store - because let's face it who parks the car in the garage any more? - this useful space has double roller shutter doors and an integral door from the utility room. Supplied with light and power.

Two parking spaces lay under brick setts and there is a Pod Point electric car charging point.

##### 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 Aluminium Double Glazing.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

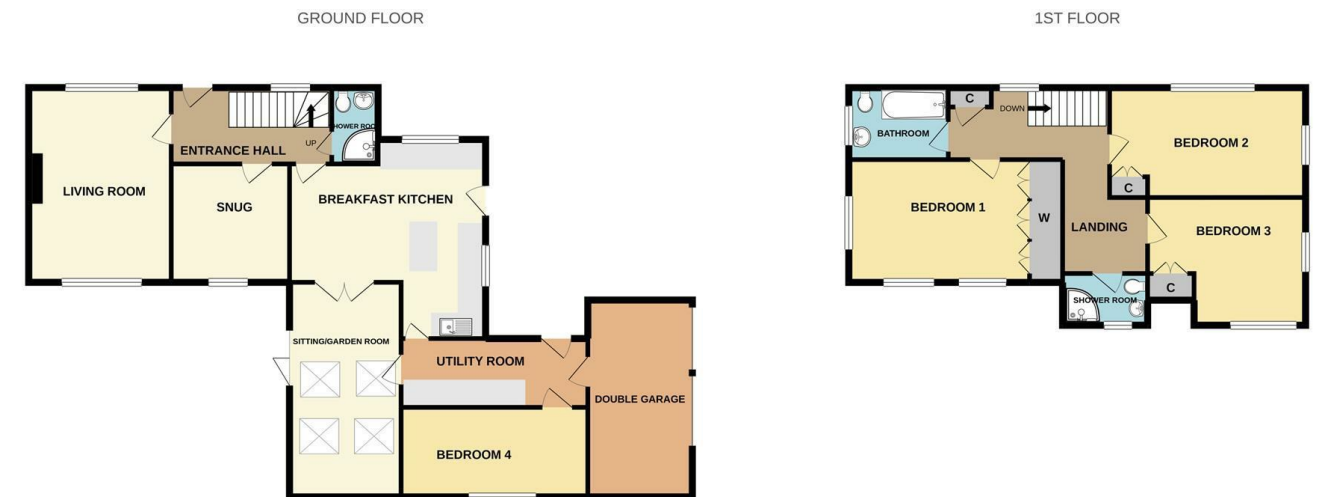
Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.