



**QUICK & CLARKE**  
The Property Specialists

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**Eske House 1 Eske Close, Tickton HU17 9SQ**  
**£425,000**



- Incredibly well presented home
- Over 1,550 square feet
- Approximately 1/3 acre plot
- Private electric gated access
- Excellent school catchment areas
- Much sought after village
- Excellent access to Beverley
- EPC: Awaited

An incredibly well presented detached property standing on a delightful plot believed to extend to approximately a third of an acre, and approached via a private electrically gated driveway.

The accommodation extends to in excess of 1,550 square feet and is presented to the highest standard, with extremely useful reception rooms at ground floor incorporating an office for home working and a simply stunning kitchen which forms the heart of this beautiful home. At first floor there are four very well proportioned bedrooms and a contemporary family bathroom suite.

The house is located in an excellent catchment area for both primary and senior schools and will no doubt make an outstanding family home.

#### LOCATION

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the East of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

#### GROUND FLOOR

##### ENTRANCE HALL

PVCu sealed unit double glazed door, staircase to first floor and understairs storage cupboard.

##### CLOAKROOM

Tile floor, low level w.c., wash hand basin, fully tiled walls and radiator.

##### LIVING ROOM

18'6" x 11'9" (5.64m x 3.58m)

Timber fire surround with polished stone inset and hearth having living flame gas fire, PVCu sealed unit double glazed windows to two elevations and two radiators.

##### SITTING ROOM/DINING ROOM

13'8" x 10'9" (4.17m x 3.28m)

Laminate floor, ornamental fireplace, PVCu sealed unit double glazed window and radiator. Arch to:

##### OFFICE

6' x 5'9" (1.83m x 1.75m)

Laminate floor and PVCu sealed unit double glazed French doors to outside.

##### KITCHEN

16'3" x 24'3" narrowing to 9'10" (4.95m x 7.39m narrowing to 3.00m)

An extremely spacious and beautifully presented room with extensive white gloss facilities and stone effect work surfaces incorporating two electric ovens with induction hob, built-in microwave and wine cooler, integrated fridge, integrated freezer, integrated dishwasher, one and a half bowl single drainer sink unit, wood effect Karndean flooring, two vertical radiators, PVCu sealed unit double glazed windows and French doors to garden.

##### UTILITY

7'8" x 5'3" (2.34m x 1.60m)

Fitted worktop, plumbing for both automatic washing machine and tumble dryer, wall mounted gas fired central heating boiler and door to outside.

#### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed window and built-in cupboard.

##### BEDROOM 1

11'6" x 11'9" (3.51m x 3.58m)

PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

16'8" x 9'10" (5.08m x 3.00m)

Range of fitted wardrobes, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

11'5" x 10'3" (3.48m x 3.12m)

PVCu sealed unit double glazed windows to two elevations and radiator.

##### BEDROOM 4

11'9" x 6'8" (3.58m x 2.03m)

PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

10'2" x 6'8" (3.10m x 2.03m)

Tiled panelled bath, bidet and low level w.c. with concealed cistern, wash basin, shower in quadrant corner cubicle, tiled walls, chrome vertical radiator and PVCu sealed unit double glazed window.

##### OUTSIDE

The property stands on a large plot which we believe extends to approximately a third of an acre, having extensive mature trees with planting, a chicken run and vegetable beds. There is a summer house with family hot tub and infra red sauna (included in the sale).

##### DOUBLE GARAGE

##### 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 to be Freehold (to 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 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)

##### EPC RATING

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



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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