



QUICK & CLARKE
The Property Specialists

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89 Butterfly Meadows, Beverley HU17 9GB
£225,000

- Molescroft primary school catchment
- Modern kitchen and bathroom
- Immaculately presented throughout
- Fabulous rear conservatory
- Attractive layout
- Off-street parking
- EPC: awaited

THE PROPERTY

Immaculately presented and with an attractive homely and sensible layout, this modern house is sure to impress. Benefiting from a modern kitchen and modern bathroom, the property is beautifully presented throughout. The house is located in the much sought after Molescroft area of Beverley which is serviced by the highly regarded Molescroft Primary School. With off-street parking and a well tended rear garden, the property has also been extended by way of a generous sized conservatory which is used all year round as a second reception room. Viewing is highly recommended.

LOCATION

The property is located on this much sought after and modern development which lies to the north of the town centre and in the Molescroft area of Beverley. Butterfly Meadows is accessed off Lockwood Road which itself forms a crescent leading off from Grange Road, the northern bypass. This superb position provides a convenient base to access the broad array of amenities on offer in the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

5'11" x 3'1" (1.80m x 0.94m)

Modern uPVC front door with ornate glass panels, oak style laminate flooring and window to the side elevation.

DOWNSTAIRS CLOAKROOM

5'11" x 2'6" (1.80m x 0.76m)

Two piece sanitary suite comprising vanity unit with semi-recessed hand wash basin and close coupled WC, a continuation of the oak laminate flooring and window to the front elevation.

LIVING ROOM

15'9" x 14'5" (4.80m x 4.39m)

A generous and well-proportioned room with a window to the front elevation. A decorative fireplace has housed an electric fire in the past and there are stairs to the first floor accommodation.

KITCHEN

14'5" x 8'4" (4.39m x 2.54m)

A beautiful modern kitchen with gloss white fronts, contrasting granite style laminate worksurfaces and beautiful glass and ceramic tiled splashbacks. Four ring gas hob with extractor over, integrated oven, integrated fridge freezer, space and plumbing for dishwasher and washing machine, porcelain sink and drainer, window to the rear elevation and French doors leading into the conservatory. Space for table and storage cupboard under stairs.

CONSERVATORY

12'9" x 10'2" (3.89m x 3.10m)

A superb extension to the rear of the property with one solid wall, a glass roof and French doors opening onto the garden. An electric radiator with timer allows for the room to be used as a second reception room throughout the year.

FIRST FLOOR

LANDING

Window to the side elevation and access to the loft.

BEDROOM 1

13'5" x 8'3" (4.09m x 2.51m)

Window to the front elevation.

BEDROOM 2

10'10" x 8'3" (3.30m x 2.51m)

Window to the rear elevation.

BEDROOM 3

10'4" x 6'0" (3.15m x 1.83m)

Window to the front elevation and built-in airing cupboard.

BATHROOM

6'2" x 5'7" (1.88m x 1.70m)

Modern three piece sanitary suite comprising panelled bath with thermostatic shower valve over, close coupled WC and pedestal hand wash basin. Partially tiled walls, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is situated on a corner plot position and the front garden has been laid under brick setts to provide ample parking for at least two cars with the drive continuing down the side of the property.

The rear garden is enclosed by a wall with a fence above and is largely lawned and beautifully tended along with a central patio area and a large 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 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

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 errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2020