

QUICK & CLARKE
The Property Specialists

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30 Marsh Drive, Beverley HU17 8WD
£265,000

- Superb 'Herb' estate location
- No forward chain
- Well presented throughout
- Surprisingly generous & private gardens
- Two reception rooms
- Westerly facing conservatory
- Huge potential
- Off-street parking & garage
- Situated off the road
- EPC awaited

Situated on arguably the most popular of all Beverley's modern developments lying in a convenient position just to the South-East of the town centre, this property will not fail to impress. Offered with no forward chain and well presented throughout, the property has been much loved and still offers further potential for creating a more open plan layout.

In a fabulous position set back from Marsh Drive on a small cul-de-sac and with off-street parking and a detached garage, the property also has the attractive peculiarity of having two interconnected rear gardens, both of which are relatively private.

LOCATION

The property is located on Marsh Drive which is accessed off Figham Springs Way from Woodmansey Drive in this extremely popular 'Herbs' estate on the South-East side of Beverley. A convenient walk away from the amenities of the town centre, the position of the 'Herb' estate also allows for ease of access onto the major road network linking Beverley with Hull, the M62 and beyond.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'5" x 3'9" (4.09m x 1.14m)
uPVC stained glass panelled front door and stairs to the first floor accommodation.

CLOAKROOM

5'9" x 2'8" (1.75m x 0.81m)
Pedestal hand wash basin, low level w.c. and window to the front elevation.

LIVING ROOM

14'10" x 12'7" (4.52m x 3.84m)
A well proportioned room having a white Adam style fireplace with marble hearth and back housing an electric fire. Window to the front elevation.

DINING ROOM

9'7" x 8'3" (2.92m x 2.51m)
French doors opening into the conservatory and cupboard under the stairs. Positioned next to the kitchen there may be the potential to knock through to create a more open plan dining kitchen layout.

KITCHEN

9'9" x 7'8" (2.97m x 2.34m)
A range of wall and base storage units with white fronts and laminate work surfaces, ceramic tiled splashbacks, four ring gas hob with extractor over and integrated oven, composite sink and drainer, space and plumbing for fridge and washing machine, uPVC glass panelled door opening onto the rear garden and with a further window to one side. Cupboard housing the Ideal Standard Classic boiler.

CONSERVATORY

9'5" x 8'5" (2.87m x 2.57m)
A great addition to the rear of this property with uPVC French doors opening onto the rear garden, tiled floor and central ceiling fan.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank, pull down ladder access to the loft for storage which is part boarded and has light, and window to the side elevation.

BEDROOM 1

12'10" x 9'2" to cupboards (3.91m x 2.79m to cupboards)
Fitted wardrobes with mirrored fronts. Door through to en-suite shower room.

EN-SUITE SHOWER ROOM

Recently converted, with walk-in level access shower, pedestal hand wash basin, low level w.c., window to the front elevation and partially tiled walls.

BEDROOM 2

10'5" x 8'6" (3.18m x 2.59m)
Window to the rear elevation.

BEDROOM 3

7'7" x 7'6" (2.31m x 2.29m)
Fitted out as a study and with laminate flooring.

BATHROOM

6'5" x 6'8" (1.96m x 2.03m)
Pedestal hand wash basin, panelled bath, partially tiled walls and window to the side elevation.

OUTSIDE

The property is in an attractive position set back on a small cul-de-sac from Marsh Drive. A concrete paved drive leads up to the garage and provides ample parking for at least two large cars. A timber gate provides access to the rear garden.

GARAGE

17' x 9'1" (5.18m x 2.77m)
Detached from the house and with roller shutter door. Extra space in the loft for storage and supplied with light and power.

REAR GARDEN

The rear garden is an attractive peculiarity of the property being split into two interconnected areas, one to the side and one to the rear. Both have a good level of privacy and there is a patio seating area, greenhouse and a generous area of lawn.

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

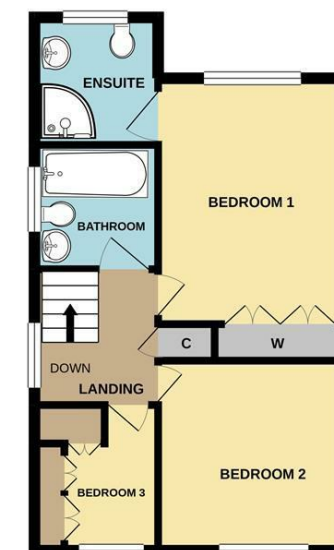
EPC RATING

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

GROUND FLOOR



1ST FLOOR



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 quantity or efficiency can be given. Made with Measure 02021