



**QUICK & CLARKE**  
The Property Specialists

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**93 Copandale Road, Beverley HU17 7BN**  
**£450,000**

- Modern detached family home
- In excess of 1,100 square feet
- Stylish elevations throughout
- Stunning Living Dining Kitchen
- Utility & WC
- Lounge with feature lighting
- Four DOUBLE bedrooms
- Two Bathrooms
- Gardens, driveway & garage
- EPC: D

Located in this highly regarded residential area within ease of reach of the town centre we are delighted to present to the market this exceptional detached family home. Enjoying uPVC double glazing and gas central heating the property has been modernised by the current owners to provide stylish contemporary elevations throughout. With over 1,100 square feet the property has Entrance Hallway, Lounge, superb Living dining Kitchen with a host of both built-in and integrated appliances, Utility Room with WC off. To the first floor the landing leads to FOUR DOUBLE Bedrooms; principal bedroom with En-Suite Shower Room off and House Bathroom. The private gardens provide great outdoor family living. The private driveway facilitates parking for two cars and leads to the integral single garage. Viewing is a must!

#### LOCATION

Copandale Road is accessed from Manor Road in Molescroft and lies within ease of reach of Beverley town centre. 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 HALLWAY

12'8" x 5'11" (3.86m x 1.80m)  
A uPVC door with glazed inserts leads into the entrance hallway, having attractive wood laminate flooring, contemporary oak and glass balustrade leading to the first floor accommodation, and oak and glass internal doors.

##### LOUNGE

12'7" x 11'11" (3.84m x 3.63m)  
uPVC double glazed window to the front elevation, attractive wood laminate flooring, fitted base cupboards providing media storage, attractive coving with integral feature lighting, and TV aerial point.

##### LIVING DINING KITCHEN

18'5" x 11'6" (5.61m x 3.51m)  
uPVC double glazed window and French doors leading out into the rear garden. An extensive range of contemporary ivory gloss curved edge units with wood effect worksurfaces and matching upstands. 1 1/4 bowl sink unit with spray mixer tap, induction hob set in island with suspended stainless steel chimney extractor above. Twin Bosch electric ovens with warming drawer, integral wine fridge, integrated fridge freezer and integrated dishwasher. Attractive wood laminate flooring flows throughout this area, and there is space for both sitting and dining furniture.

##### UTILITY ROOM

8'10" x 7'5" (2.69m x 2.26m)  
With matching units to the kitchen, space and plumbing for washing machine and space for tumble drier. A uPVC door leads out into the rear garden.

##### DOWNSTAIRS WC

Low level WC and pedestal wash hand basin.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

14' x 8' (4.27m x 2.44m)  
uPVC double glazed window to the rear elevation. Door leads into the en-suite

##### EN-SUITE

8' x 3'11" (2.44m x 1.19m)  
uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys wash hand basin and low level WC set in contemporary vanity unit and independent shower cubicle. Aquaboarding to wet areas.

##### BEDROOM 2

12'3" x 10'3" (3.73m x 3.12m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 3

12'11" x 9'9" plus doorwell (3.94m x 2.97m plus doorwell)  
uPVC double glazed window to the front elevation.

##### BEDROOM 4

9'1" x 8'5" (2.77m x 2.57m)  
uPVC double glazed window to the front elevation.

##### HOUSE BATHROOM

7'8" x 5'6" (2.34m x 1.68m)  
uPVC double glazed window to the rear elevation. A three piece suite in white has panelled bath, low level WC and pedestal wash hand basin, tiled to wet areas.

##### EXTERNAL

To the front of the property is a paved driveway leading to the integral garage. There is a front open aspect lawned garden with established plants and shrubs, and gated access to the rear garden.

The rear garden is predominantly laid to lawn providing great outside family living, with an extensive patio area and a private outlook with established greenery to the rear, along with a garden shed.

##### INTEGRAL GARAGE

17'11" x 8' (5.46m x 2.44m)  
With up & over door, power and light.

##### AGENTS NOTE

The property currently has full planning permission, for a two storey side extension with single storey wrap around and small pitched roof extension to the front of the property, which was achieved in February 2021 and the link is below, should you wish to have a look. Please go to the planning portal for details:  
<https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?searchDetails.do&keyVal=QJOBKKBKXC00&activeTab=summary>

##### 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](mailto:beverley@qandc.net)

##### 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.