



QUICK&CLARKE

The Property Specialists

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16 Marchant Close, Beverley HU17 9GE
Offers over £240,000

- Great location!
- Detached House
- Two reception rooms
- Three bedrooms
- Two bathrooms
- Corner plot
- Enviaible parking & garage
- Well presented throughout
- Viewing is a must!
- EPC Rating: E

THE PROPERTY

Enjoying a prime corner plot, this outstanding detached property is presented to the market. Enjoying uPVC double glazing and gas central heating. The versatile well presented accommodation enjoys Entrance Hallway with WC, Two reception rooms, Kitchen and to the first floor there are THREE bedrooms; master with en-suite and family bathroom. The gardens are superb and designed for ease of maintenance. There is enviable ample parking and a single garage. This exceptional home awaits its new owners and viewing is highly recommended.

LOCATION

Located on Lockwood Road off the Molescroft bypass.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including 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

A door leads into the:

ENTRANCE HALLWAY

With staircase leading to the first floor accommodation. A door into the:

DOWNSTAIRS WC

With a uPVC double glazed window to the front elevation. A two piece modern suite in white consists of a low level WC and wash hand basin.

LOUNGE

13'6" x 13'5" maximum (4.11m x 4.09m maximum)
With a uPVC double glazed window to the front elevation, modern wood laminate flooring flowing throughout the lounge and dining room, white Adam style fire surround with granite back and hearth incorporating a living flame gas fire and a TV aerial point. A square arch leads into the:

DINING ROOM

9'2" x 7'8" (2.79m x 2.34m)
With a uPVC double glazed French door and a window leading out into the rear garden.

KITCHEN/DINING ROOM

The kitchen/dining room could easily be converted to provide a great living/dining kitchen area enjoying splendid views.

The kitchen measures 9'2" x 8'5" - With a uPVC double glazed window to the rear elevation, modern fitted base and wall units with contrasting work surfaces and co-ordinated tiled splashbacks, one and a quarter bowl sink unit with drainer and mixer tap, stainless steel gas hob with stainless steel electric oven and extractor, space and plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING

With access to the loft and a uPVC double glazed window to the side elevation.

BEDROOM 1

11'1" x 8'9" plus doorwell (3.38m x 2.67m plus doorwell)
With a uPVC double glazed window to the front elevation, attractive wood laminate flooring and an opening into the:

EN-SUITE

With a modern two piece suite in white consisting of a pedestal wash hand basin, an independent shower cubicle and tiled to wet areas.

BEDROOM 2

10'1" x 9'0" (3.07m x 2.74m)
With uPVC double glazed window to the rear elevation.

BEDROOM 3

7'6" x 5'11" (2.29m x 1.80m)
With a uPVC double glazed window to the front elevation.

FAMILY BATHROOM

6'1" x 5'6" (1.85m x 1.68m)
With a uPVC double glazed window to the rear, a modern three piece suite in white, low level WC, pedestal wash hand basin, panelled bath with shower over and tiled to wet areas.

EXTERNAL

The property enjoys a superb corner plot with enviable private parking, enjoying being gravelled with planted areas and a private driveway leading down to a:

SINGLE GARAGE

With an up and over door, power and light.

REAR GARDEN

The rear garden is designed for ease of maintenance and creates a perfect backdrop with gravelled and artificial grassed areas and planted borders. The rear garden also offers a good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has uPVC double glazing.

TENURE

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

VIEWING

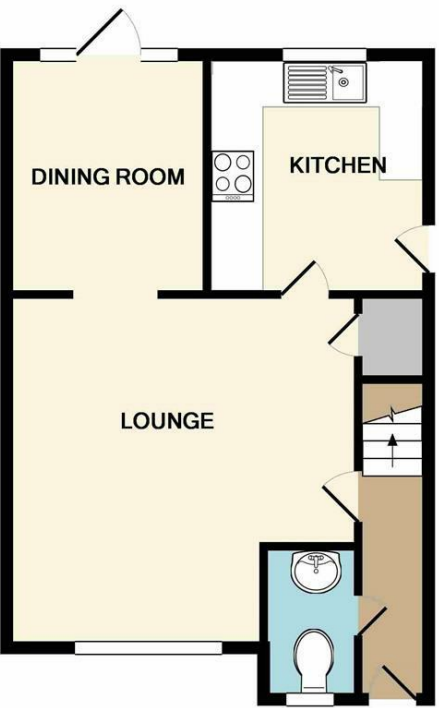
Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

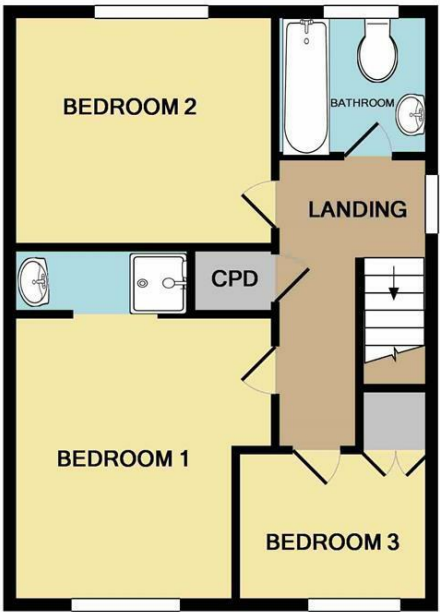
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. 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.



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 floor plan 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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