





The Property Specialists

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4 Longcroft Park, Beverley HU17 7DY
Guide Price £450,000

- Beautiful traditional home
- Over 1500 sq ft
- Larger than many four bed properties
- Perfect for modern day living
- Wonderful kitchen/day room
- Stunning garden
- Very light and spacious
- Off street parking
- EPC Rating: D

THE PROPERTY

An absolutely fantastic light and spacious traditional family home located in arguably one of the most sought after residential localities in this historic market town. The property extends to in excess of 1500 sq ft and is larger than many detached houses and stands on a delightful plot with an extensive garden to the rear, mature trees and pedestrian access to Gallows Lane. The property has been substantially updated and improved by the current owners to suit all the requirements of modern day living, a feature of which is the stunning open plan kitchen/day room with bi-fold doors to the garden creating a super combination of outside and inside living space.

Properties of this calibre in this location rarely come to the market and viewing is absolutely essential.

LOCATION

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 PORCH

ENTRANCE HALL

Return staircase to first floor and understairs storage cupboard, timber effect flooring, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

14'0" x 10'4" (4.27m x 3.15m)
Bay window with a PVCu sealed unit double glazed inserts, ceiling coving and radiator.

STUDY

8'8" x 8'4" (2.64m x 2.54m)
PVCu sealed unit double glazed window, laminate floor and radiator.

DAY ROOM

18'5" x 13'0" (5.61m x 3.96m)
Feature inset camp fire style gas fire with Karndean timber effect flooring, bi-fold PVCu sealed unit double glazed doors to the garden, sealed unit double glazed skylight and radiator.

KITCHEN

16'9" x 10'9" (5.11m x 3.28m)
A wonderful range of white gloss base and eye level units with quartz work surfaces and a matching centre island housing the five ring gas hob and canopy overhead, one and a half bowl sink unit, plumbing for an American style fridge, two electric ovens, integrated dishwasher, downlighters, PVCu sealed unit double glazed windows overlooking the rear garden, door to outside and Karndean timber effect flooring.

SHOWER ROOM

8'3" x 5'0" (2.51m x 1.52m)
Fully tiled with shower in cubicle, wash basin and low level WC, plumbing for an automatic washing machine, downlighters and a PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

Return staircase, built in storage cupboard and PVCu sealed unit double glazed windows.

BEDROOM 1

13'10" x 10'7" (4.22m x 3.23m)
PVCu sealed unit double glazed window with radiator.

BEDROOM 2

13'10" x 11'0" (4.22m x 3.35m)
Fitted mirror front wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'0" x 11'0" (3.35m x 3.35m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

10'8" x 8'4" (3.25m x 2.54m)
Corner bath, shower in separate cubicle, vanity wash basin with cupboards below, chrome towel radiator, radiator and PVCu sealed unit double glazed window.

SEPARATE WC

Low level WC with PVCu sealed unit double glazed window and radiator.

OUTSIDE

To the front of the property is a lawned garden with a hedge boundary and a concrete double parking facility. To the side of the property is a concrete driveway with a covered carport leading to an extremely useful brick storage shed.

The rear garden is an absolute delight with mature trees and offering extensive recreational spaces, laid mainly to lawn but having play areas, brick built barbeque, paved seating areas and a vegetable plot.

The property also benefits from a pedestrian access gate to Gallows Lane making for easier pedestrian access to Beverley town centre.

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 PVCu 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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item 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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