



QUICK&CLARKE

The Property Specialists

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40 Newton Drive, Beverley HU17 8NX
Guide Price £350,000

- Incredibly well presented home
- Walking distance from town centre
- Maintained to the highest standard
- Warm and welcoming accommodation
- Approximately 1,250 sq ft
- Two reception rooms
- Modern kitchen and bathroom
- Conservatory
- Private corner plot overlooks allotments
- EPC: awaited

THE PROPERTY

An incredibly well presented home which has been maintained to the highest standard and is a credit to the current owners. The property extends to approximately 1,250 square feet and is located on an outstanding plot in the corner of a cul-de-sac and, as well as being within walking distance to Beverley town centre, has lovely open views to the rear over allotment land. The quality of this property is quite clear to see and potential purchasers will not fail to be extremely impressed by this outstanding home.

LOCATION

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 HALL

PVCu sealed unit double glazed entrance door, French doors to living room, feature oak staircase to first floor and contemporary vertical radiator.

CLOAKROOM

Low level WC with washbasin, timber effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

LIVING ROOM

18'0" x 10'9" (5.49m x 3.28m)
A beautiful light and spacious room having timber fireplace with polished stone inset and hearth, along with PVCu sealed unit double glazed window, ceiling coving, PVCu sealed unit double glazed box bay window and two radiators.

DINING ROOM

17'9" x 8'6" (5.41m x 2.59m)
An extended room having ceiling coving with sealed unit double glazed skylight, PVCu sealed unit double glazed patio doors to conservatory, and radiator.

CONSERVATORY

10'4" x 8'9" (3.15m x 2.67m)
Of brick and PVCu sealed unit double glazed construction with door to rear garden and radiator.

KITCHEN

20'2" x 9'1" (6.15m x 2.77m)
A lovely modern kitchen with an extensive range of units complemented by oak worksurfaces, having an array of integral appliances including combination microwave oven with electric oven having warming drawer below, four ring gas hob with canopy, integrated dishwasher, washing machine and tumble drier, fridge freezer and 1 1/2 bowl single drainer sink unit. The gas fired central heating boiler was renewed approximately six months ago, and the kitchen also offers PVCu sealed unit double glazed window overlooking rear garden and door to outside.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window and built-in airing cupboard housing hot water cylinder.

BEDROOM 1

11'5" x 9'7" (3.48m x 2.92m)
With a range of fitted wardrobes, PVCu sealed unit double glazed box bay window and radiator.

EN-SUITE

6'0" x 5'0" (1.83m x 1.52m)
Modern suite comprising shower in corner cubicle, vanity wash basin with fitted unit and low level WC, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

10'5" x 8'9" (3.18m x 2.67m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

10'5" x 6'4" (3.18m x 1.93m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'2" x 6'4" (2.79m x 1.93m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'5" x 6'0" (1.96m x 1.83m)
Contemporary suite comprising panelled bath with wash basin and low level WC, majority tiled walls, wood effect flooring, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

The property is located in an excellent position in the corner of a cul-de-sac approached via a private driveway, offering excellent off street car parking facility along with open plan slate flower beds and planting to the front.

To the rear and side of the property is an absolutely outstanding and beautifully presented garden, having lawned area along with extensive well stocked planting beds, two delightful decking seating areas along with a further paved seating area complemented by stone paths, and an ornamental pond. The rear garden adjoins and overlooks open allotment land and is an absolute delight.

GARAGE

The property benefits from an attached single garage with up & over door having light and power laid on.

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 Freehold (to be confirmed by the vendor's solicitor).



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.

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