



59 Marsh Drive, Beverley HU17 8WD
Offers in the region of £285,000

- Highly desirable location
- Offered with no onward chain
- Westerly facing garden
- Off-street parking and garage
- Three bedrooms
- Two bathrooms
- Convenient access to town centre
- Sought after school catchment
- EPC: D

THE PROPERTY

An attractively proportioned double fronted detached house on arguably the most sought after modern development in Beverley. Offered with no onward chain. Situated just to the south of the town centre with the amenities a convenient walk away, the property is also in a sought after school catchment being serviced by Beverley Grammar and High Schools. This much loved family house benefits from a westerly facing and private garden, off-street parking and garage. With a living room, dining kitchen and cloakroom to the ground floor, there is also a master bedroom with en-suite, two further bedrooms and a house bathroom to the first floor. Viewing is highly recommended.

LOCATION

The property is located on possibly the most desirable modern development on the south side of Beverley locally known as the "Herb Estate". Conveniently positioned next to the footpath which leads onto Butt Lane and thereafter either into the centre of town or to Beverley Grammar School. The property is also situated just off the main road network linking Beverley with Hull and the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

6'2" x 6'1" (1.88m x 1.85m)

With a composite front door with ornate glass panel, stairs to the first floor accommodation with storage cupboard under, and attractive feature window on the landing.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising low level WC and pedestal wash hand basin, window to the front elevation.

LIVING ROOM

19'4" x 9'11" (5.89m x 3.02m)

An attractive dual aspect room with bay window to the front elevation and further walk-in bay window to the rear elevation with French doors leading out onto the westerly facing rear garden. Oak style laminate flooring, limed oak fireplace with marble hearth and back housing a gas living flame fire.

DINING KITCHEN

16'5" x 9'5" plus front bay (5.00m x 2.87m plus front bay) Offering a good range of wall and base storage units with modern gloss fronts and laminate worksurfaces. Four ring stainless steel hob with extractor over, integrated oven, space and plumbing for washing machine and space for fridge freezer. Space for a table, composite glass panelled door leading out onto the rear garden and windows to both front and rear aspect.

FIRST FLOOR

LANDING

Cupboard housing the hot water tank and access to the loft.

BEDROOM 1

13'8" x 10'3" (4.17m x 3.12m)

A range of built-in wardrobes and matching bedside units, window to the front elevation. A door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising vanity unit with back to the unit WC and semi-recessed hand wash basin, shower in cubicle, tiled walls and window to the rear elevation.

BEDROOM 2

9'8" x 8'8" (2.95m x 2.64m)

Window to the rear elevation.

BEDROOM 3

9'8" x 7'4" (2.95m x 2.24m)

Window to the front elevation.

FAMILY BATHROOM

Three piece sanitary suite comprising close coupled WC, pedestal hand wash basin and panelled bath. Partially tiled walls and window to the front elevation.

OUTSIDE

The property is set back from Marsh Drive with a concrete paved drive to the side of the house providing parking for two cars. The driveway leads up to the detached garage which has roller shutter door and is supplied with light and power. To the front of the property is an area of lawn with flower borders adjacent to the front door.

The rear garden is westerly facing and relatively private courtesy of the established and mature shrubs and trees. There is a patio area and summerhouse (requiring remedial work).

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.

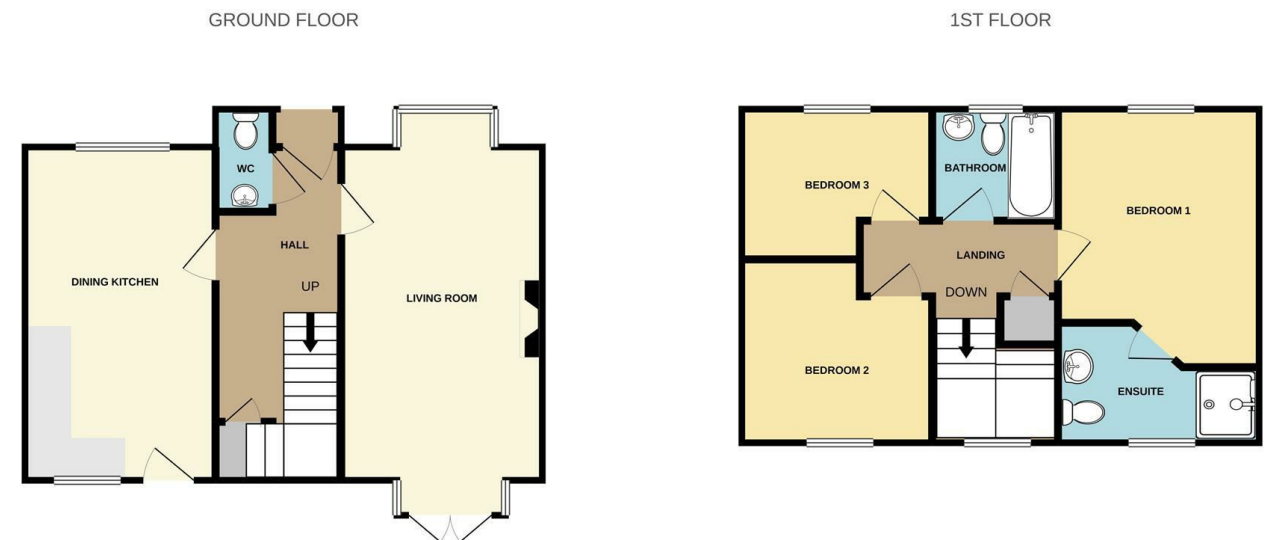
FINANCIAL SERVICES

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.



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.