

CLUBLEYS



6 Thistle Close
Beverley, HU17 7EZ

£330,000



THE LOCATION

The popular and highly regarded historic market town of Beverley in East Yorkshire boasts an excellent range of local amenities including an extensive range of shops, numerous bars and restaurants. Beverley offers a numerous range of landmarks such as the Beverley Minster and the open countryside of Westwood Pasture. Great transport links to Hull, York and beyond, with the railway station close to the town centre.

THE PROPERTY

Immaculately presented and spacious four bedroom detached, executive family home situated in a cul-de-sac within this popular residential area. The current owners have sympathetically upgraded and maintained this property during their occupation creating a stunning family home which includes upgrading the superbly presented open plan kitchen/dining room and has been neutrally decorated throughout.

The property comprising entrance hall, cloakroom, open plan kitchen/dining room, utility room and living room to the ground floor. The master bedroom with en suite, three further double bedrooms and family bathroom to the first floor. Externally there is a spacious rear garden, side driveway and a detached single garage.



COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with stairs leading to the first floor accommodation. Understairs cupboard and telephone point.

CLOAKROOM

Comprising of low level WC and corner pedestal hand basin. Useful recessed storage cupboard.

LIVING ROOM 18'2" x 11'0" (5.53m x 3.35m)

A generous sized room with bay window to the front elevation. Multi media entertainment socket.

OPEN PLAN KITCHEN WITH DINING AREA 19'7" x 7'9" max (5.97m x 2.37m max)

Upgraded by the present owners with the addition of a contrasting island and further narrow base units. Designed with an excellent range of high gloss ivory wall, floor, tower units and pan drawers with complementary work surfaces and stainless steel sink unit. Integrated eye level double oven, 6 ring gas hob with stainless steel extractor above and concealed bin cupboard. Island with solid oak worktop with waterfall ends which extends to create a family dining table. Patio doors lead out to the rear garden.

UTILITY ROOM

Work surface and plumbing for washing machine. Back door off.

FIRST FLOOR

LANDING

Recessed double airing cupboard. Hatch to loft space.

MASTER BEDROOM 12'2" max x 10'7" max (3.72m max x 3.22m max)

Fitted wardrobe and dressing table unit. TV point.

ENSUITE SHOWER ROOM

Double sized shower cubicle with plumbed shower and glass shower screen, low level WC and pedestal hand basin. Plumbed towel rail, partially tiled walls, shaver socket and extractor fan.

BEDROOM TWO 10'11" max x 10'6" max (3.33m max x 3.20m max)

Double bedroom to the rear.

BEDROOM THREE 11'4" max x 7'1" max (3.46m max x 2.17m max)

Double bedroom to the front aspect.

BEDROOM FOUR 8'10" max x 7'3" max (2.68m max x 2.22m max)

Double bedroom to the rear. Telephone point.

FAMILY BATHROOM

White suite comprising panelled bath, low level WC and pedestal hand basin. Partially tiled walls and extractor.

EXTERNAL



FRONT AND REAR GARDENS

The front garden is laid to lawn with paved pathway leading to the front door. Accessed via a side gate the generous rear garden has high timber fencing to the perimeter and is again mainly laid to lawn. A spacious paved patio area adjoins the rear of the property.

GARAGE AND DRIVEWAY

A detached single garage with up and over door, power and light. A personal door has also been fitted by the current owners. The side driveway provides off street parking and access to the garage.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains water, gas, electricity and drainage.

LOCAL AUTHORITY

East Riding of Yorkshire Council - Band E

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment

be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority



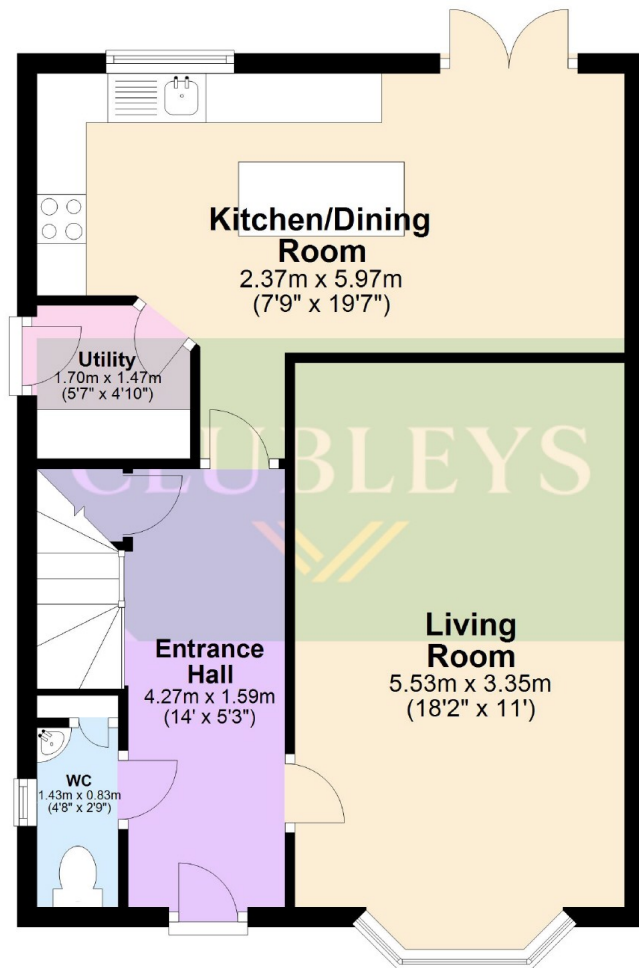




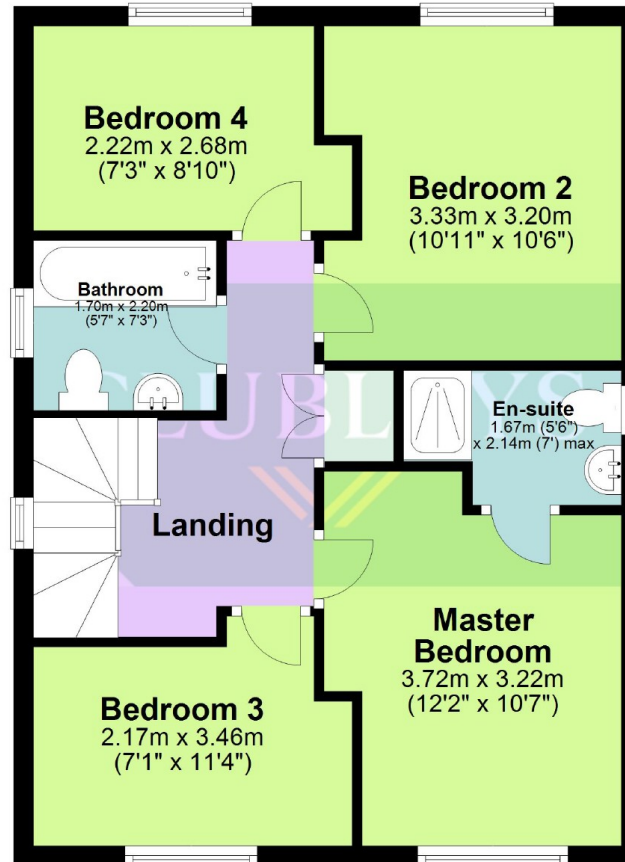
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



CLUBLEYS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	