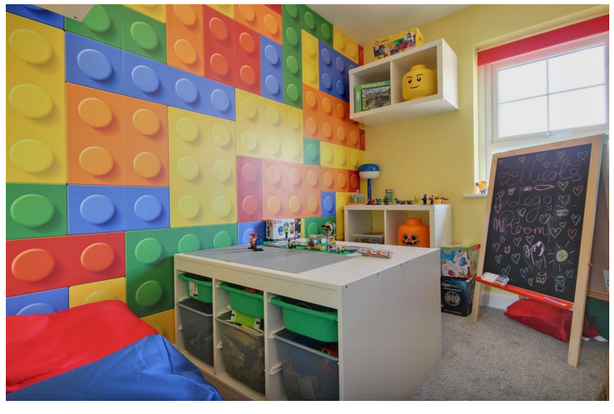









Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
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3 Aspen Close, Beverley HU17 0XF

Shared Ownership £65,000

Beverley | Cottingham | Hornsea | Willerby

- 25% share ownership
- An opportunity to purchase full 100%
- Constructed in 2023
- Two double bedrooms and one single bedroom
- Modern kitchen and bathroom
- Master bedroom with en-suite
- Two parking spaces
- South westerly facing garden
- Council Tax Band: C
- EPC Rating: B

A modern and beautifully proportioned three-bedroom home, perfectly suited for first-time buyers and small families. Built in 2023, the property features a contemporary fitted kitchen and stylish modern bathrooms, including an en-suite shower room to the main double bedroom. Externally, the home benefits from two off-street parking spaces to the front and a sunny, westerly-facing garden to the rear. Conveniently located just a 15-minute walk from the Flemingate development and within the catchment area for Keldmarsh Primary School.

Available as a 25% Shared Ownership purchase via Karbon Homes—please contact our office for buyer qualification criteria.

LOCATION
The property is located on the new property development which lies just to the south of the town centre. Accessed by car via Woodmansey Mile, Voase Way and then Cedar Drive the property also has ease of pedestrian and cycle access to the town centre via Long Lane.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With modern composite front door with multi-lock locking system, obscured glass panel and attractive dark wood style floor covering. Stairs to the first floor accommodation.

DOWNSTAIRS W.C.
5'3" x 3'0" (1.60m x 0.91m)
Two piece sanitary suite comprising close coupled w.c. and corner pedestal hand wash basin.

LIVING ROOM
16'0" x 11'10" (4.88m x 3.61m)
A very well proportioned room with dual aspect having window to front and side elevations. A continuation of the wood style floor covering from the entrance hall. Mounting on wall for television.

KITCHEN DINER
15'0" x 10'6" (4.57m x 3.20m)
Modern kitchen offering a good range of white base and contemporary grey wall units, stainless steel sink and drainer, four ring stainless steel gas hob with matching splashback and canopy extractor over and integrated oven. Space and plumbing for both washing machine and dishwasher. Cupboard concealing the Ideal Standard boiler. Large storage cupboard under stairs, window over sink and French doors leading directly out onto the south westerly facing garden.

FIRST FLOOR

BEDROOM 1
16'7" x 8'6" (5.05m x 2.59m)
Built-in wardrobes and window to the front elevation.

EN-SUITE
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and tiled shower enclosure.

BEDROOM 2
10'3" x 8'6" (3.12m x 2.59m)
Double bedroom, window to rear elevation.

BEDROOM 3
6'3" x 8'8" (1.91m x 2.64m)
Window to front elevation.

BATHROOM
6'4" x 5'7" (1.93m x 1.70m)
Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and panelled bath with separate thermostatic shower valve over and glass screen. Tiled splashbacks and window to the rear elevation.

OUTSIDE
The property is set back from the cul-de-sac with two allocated brick sett parking spaces which lie immediately adjacent to the front door. On the deeds the property has ownership from the driveway at the front of the property to the neighbouring fence line opposite.

The rear garden is south westerly facing with a timber gate which provides direct access from the front of the property with three steps leading up to the garden.

AGENT'S NOTE
Prospective purchasers must be made aware that charges are payable to Karbon Homes in relation to the property, including rent, administration fees, buildings insurance, and any applicable service charge.
The current monthly charges are as follows:

Rent £553.15
Administration £15.00
Buildings insurance £42.41
Service charge (if applicable) £12.10
Total £622.66 per month

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 Leasehold (this will 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.

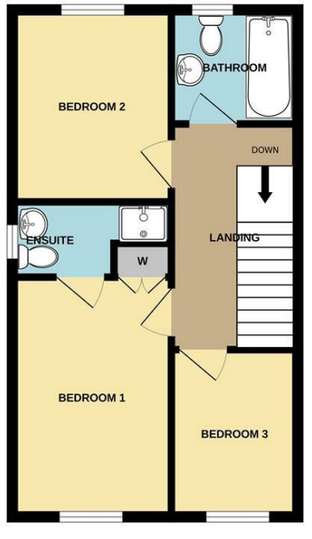
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the 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

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 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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