



QUICK & CLARKE
The Property Specialists

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54 Beckside, Beverley HU17 0PD
£159,995

- Period end terrace home
- Characterful features
- Period fireplaces
- Two reception rooms
- Two double bedrooms
- Attic
- Good amenities close by
- Overlooks Beverley Beck
- No Chain
- EPC - E

A period end terrace house retaining many characterful features, particularly period fireplaces and a wonderful cast iron range. The property stands in an excellent location with a wide range of amenities close by and overlooks Beverley Beck, as well as having good road access to the Flemingate development and Beverley town centre.

The property offers two reception rooms with kitchen and bathroom at ground floor level, along with two double bedrooms at first floor, one of which has a fixed staircase to an attic. This would make an ideal first time buyer or investment opportunity.

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

LIVING ROOM

11' x 10'3 (3.35m x 3.12m)

Stone fireplace with open fire, laminate floor, PVCu sealed unit double glazed window and radiator.

DINING ROOM

14' x 11'10 (4.27m x 3.61m)

Staircase to first floor, delightful cast iron range with matching surround, stone floor, PVCu sealed unit double glazed door to outside and radiator.

KITCHEN

13'9 x 5'7 (4.19m x 1.70m)

Base and eye level units with roll edge worksurfaces incorporating an electric oven with gas hob and a single drainer sink unit. Stone floor, PVCu sealed unit double glazed window and radiator.

REAR LOBBY

Stone floor, PVCu sealed unit double glazed door to outside.

BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

Panelled bath with shower over, wash basin and low level WC. Stone floor, PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

BEDROOM 1

11' x 11'5 (3.35m x 3.48m)

Fitted wardrobes and drawers, PVCu sealed unit double glazed window and radiator. Fixed staircase to attic.

BEDROOM 2

11' x 10'4 (3.35m x 3.15m)

Period cast iron fireplace, PVCu sealed unit double glazed window and radiator.

ATTIC

12' x 9'9 (3.66m x 2.97m)

Building Regulation permission was not obtained for the conversion of the attic. Fitted cupboards and sealed unit double glazed window.

OUTSIDE

At the rear of the property is a small concrete yard area.

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 (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band A.

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 floors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. 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. Made with Metaspix C2023

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.