



QUICK & CLARKE
The Property Specialists

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6 Dominican Walk, Beverley HU17 0HF
£390,000

- Beautiful and spacious townhouse
- Fabulous town centre position
- Situated on pedestrian walkway
- No onward chain/vacant possession
- Parking and garage
- Flexibility of living space
- Modern kitchen and bathrooms
- Council tax band E
- EPC rating C

Deceptively spacious, beautifully laid out and flexible modern townhouse situated in undoubtedly one of the most aesthetic areas of Beverley. Lying very close to the amenities of the town centre as well as Beverley Minster and the Railway Station, this fabulous house is offered with the benefit of no onward chain.

Ideal as a lock up & leave and with an easy to maintain compact southerly facing garden, the contemporary layout has the kitchen and living room at first floor level. With a master bedroom and en-suite and further double bedroom and bathroom at second floor, there is also a ground floor bedroom with shower room adjacent, garden room and integral garage. Boasting off-street parking as well as the garage, which is an absolute premium in Beverley town centre, viewing is highly recommended.

LOCATION

Situated in undoubtedly one of the most aesthetic areas of the town centre, the property fronts onto the pedestrianised walkway forming Dominican Walk which runs between historic Eastgate close to Beverley Minster through to the Outer Trinities which provides direct access to the railway station. The town centre position belies the peaceful ambience, with all of the amenities of the centre lying close by. The garage and parking is also accessed off Eastgate.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wide timber front door accessed through an exterior porch with glass panels either side and above opening into a welcoming entrance hall with engineered oak flooring, storage cupboard under stairs and cloaks cupboard. Stairs lead up to the first floor accommodation.

GARDEN ROOM

11' x 9' (3.35m x 2.74m)
Hardwood timber glass panelled door with glass panels either side leads out to the compact southerly facing rear garden and parking area.

BEDROOM 3

10'1 x 9'7 (3.07m x 2.92m)
Window to the front elevation, lying adjacent to the shower room.

DOWNSTAIRS SHOWER ROOM

9'8 x 3'7 (2.95m x 1.09m)
Three piece sanitary suite comprising close coupled WC, pedestal wash basin and tiled shower enclosure, obscured window to the front elevation.

GARAGE/UTILITY

18'11 x 9'7 (5.77m x 2.92m)
A relatively spacious integral garage with electric roller shutter door providing access onto the driveway. Space and plumbing for washing machine, wall-mounted gas boiler, consumer unit, cold water tap and courtesy door into the entrance hall.

FIRST FLOOR LANDING

LIVING ROOM

18'10 x 16'5 max (5.74m x 5.00m max)
A fabulous, light and bright room courtesy of its southerly aspect with walk-in bay window and further window to one side, both offering views of Beverley Minster. The size and shape of the room allows for flexibility of layout with space for both living and dining room furniture. Decorative fireplace and engineered oak flooring.

BREAKFAST KITCHEN

18'10 x 13'9 (5.74m x 4.19m)
A modern fitted kitchen offering an extensive range of wall, base and larder storage units with complementing quartz worksurfaces. Four ring stainless steel Neff gas hob with matching canopy extractor over and tiled splashback, corner stainless steel sink and drainer. Integrated double oven, grill and microwave, fridge freezer and dishwasher. Space for table, engineered oak flooring and two windows overlooking Dominican Walk.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM

13' x 11'9 (3.96m x 3.58m)
An extensive range of fitted wardrobes including dressing table and drawer units, window to the southerly aspect, door though to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'2 x 5'6 (2.18m x 1.68m)
Three piece sanitary suite comprising corner shower enclosure, back to the wall WC and wall-hung hand wash basin. Fully tiled walls, timber vanity shelf, heated towel radiator and skylight.

BEDROOM 2

12'11 x 10' (3.94m x 3.05m)
An extensive range of fitted wardrobes which match those in the principal bedroom with dressing table and drawer units, along with window to the front elevation.

BATHROOM

8'7 x 8'2 (2.62m x 2.49m)
Three piece sanitary suite comprising back to the wall WC, wall-hung hand wash basin and modern P-shaped bath with curved glass screen. Fully tiled walls, heated towel radiator, skylight and cupboard housing the hot water cylinder and the pump for the showers.

OUTSIDE

The front of the property is accessed off Dominican Walk through a decorative wrought iron gate with matching railings onto brick sett forecourt garden with flower bed to one side.

The rear garden is southerly facing and of a size which is easy to maintain. Laid under brick setts and with a dwarf wall with ornate wrought iron railings above, the garden looks over an attractive square with central maintained lawn and mature trees, tucked away off Eastgate.

Double wrought iron gates provide access onto the driveway which could provide space to park two small vehicles.

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 double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

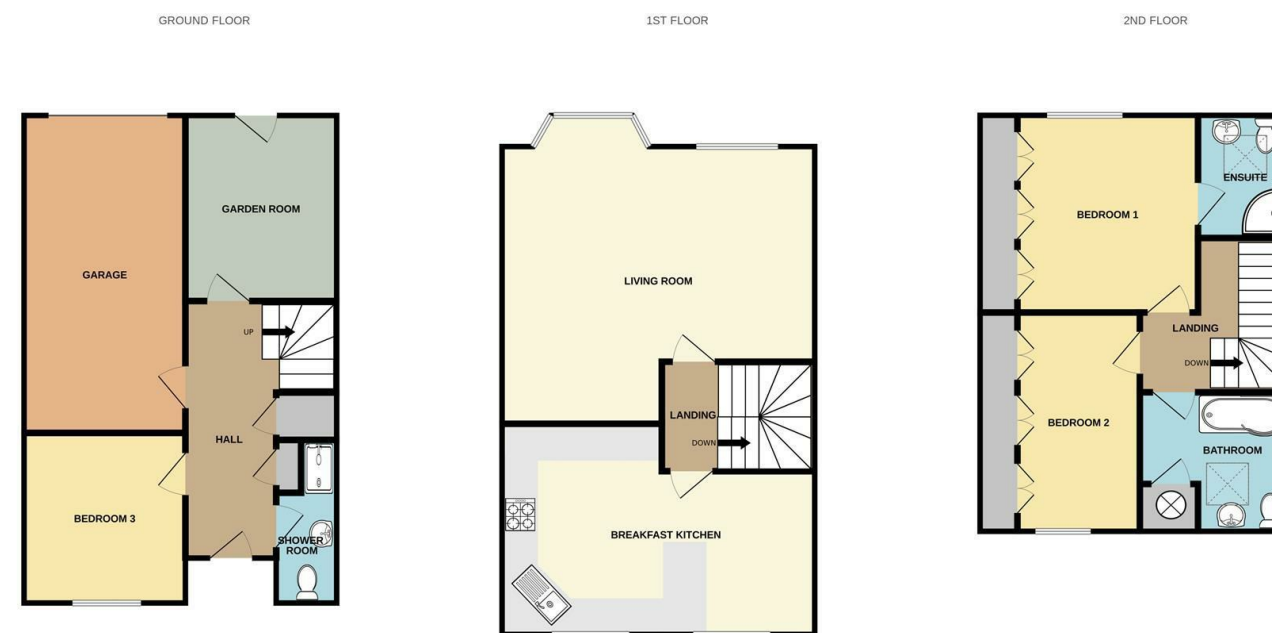
VIEWING

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



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.