



**QUICK & CLARKE**  
The Property Specialists

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**19 Waterside Road, Beverley HU17 0PP**  
**£320,000**

- Deceptively large four bedroom house
- Great flexibility of living space
- Easy to maintain gardens
- Highly regarded Becksde location
- Recent and extensive refurbishment
- Attractive light and bright interior
- Four bedrooms - three bathrooms
- Council tax band E
- EPC rating C

The modest frontage of this Becksde property belies the large size of this family house, exceeding 1,700 square feet and offering superb flexibility of living space. Having been much enhanced and remodelled by the current owner who has extensively renovated the property, the layout, which is arranged over three floors, could provide for up to five bedrooms but currently is arranged with four bedrooms, three bathrooms and two reception rooms.

With easy to maintain gardens to both front and rear, there is also the opportunity for off-street parking accessed from the cul-de-sac to the rear of the property. With a superb, light and bright ambience and with a contemporary first floor living room and kitchen, viewing is highly recommended.

#### LOCATION

The property is located on Waterside Road and in the highly regarded Becksde area of Beverley. Situated to the east of the town centre and providing access via Hull Road and Flemingate to the town centre amenities, the property is also in a convenient location close to the local Spar Supermarket. Facing onto Waterside Road, the rear of the property and parking is accessed directly off Scaife Mews, a cul-de-sac which runs behind the property.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

18'2 x 7'10 (5.54m x 2.39m)  
Modern composite front door with window over and security spy hole. Oak style laminate flooring, stairs to the first floor accommodation with storage cupboard under.

##### SITTING ROOM

10'2 x 9'1 (3.10m x 2.77m)  
Bay window to the front elevation and oak style laminate flooring.

##### BEDROOM 3

16'7 x 9'6 (5.05m x 2.90m)  
A superb ground floor bedroom which is a conversion of the original garage and now benefits from French doors which lead out onto the garden. Bookshelves encompass one wall and there is laminate flooring.

##### CLOAKROOM

6'5 x 2'6 (1.96m x 0.76m)  
Two piece suite comprising vanity wash basin and close coupled WC, tiled walls and floor and chrome heated towel rail.

##### SHOWER ROOM

7'8 x 5'1 (2.34m x 1.55m)  
Large walk-in shower, chrome heated towel rail, laminate flooring and built-in cupboards.

##### FIRST FLOOR LANDING

Window to the front elevation.

##### LIVING ROOM

15' x 11'9 (4.57m x 3.58m)  
Attractive timber fireplace housing gas living flame fire, bay window to the front elevation, oak laminate flooring and open to:

##### DINING KITCHEN

17'10 x 11'2 max (5.44m x 3.40m max)  
An attractive kitchen offering a good range of wall and base storage units with shaker style fronts, ceramic tiled splashbacks and contrasting laminate worksurfaces. Stainless steel 1 1/2 bowl sink and drainer, integrated oven and dishwasher, laminate flooring, bespoke hand painted dresser, and two windows to the rear elevation.

##### SECOND FLOOR LANDING

##### PRINCIPAL BEDROOM

11'9 x 11'8 (3.58m x 3.56m)  
Window to the front elevation and laminate flooring.

##### EN-SUITE

8'6 x 3'6 (2.59m x 1.07m)  
Three piece suite comprising tiled shower enclosure, vanity unit with semi-recessed wash basin and close coupled WC, along with chrome heated towel rail.

##### BEDROOM 2

11'8 x 10'7 (3.56m x 3.23m)  
Laminate flooring, window to the rear elevation.

##### BEDROOM 4

6'8 x 6'5 (2.03m x 1.96m)  
Currently used as a study with window to the rear elevation.

##### BATHROOM

6'4 x 6'1 (1.93m x 1.85m)  
Three piece suite comprising panelled bath, vanity unit with semi-recessed wash basin and close coupled WC, tiled walls and floor, skylight and chrome heated towel rail.

#### OUTSIDE

The property is set back from Waterside Road with access through a wrought iron gate and steps down leading to an easy to maintain and relatively private garden. The garden has a number of mature shrubs and trees and is laid under gravel for ease of maintenance.

The rear garden is hard landscaped and laid under block setts with a wrought iron vehicular gate providing access onto a parking space. Within the garden there is a seating area and a heavy duty shed which has been recently erected and is supplied with light and power.

#### LAUNDRY ROOM

8' x 2'3 (2.44m x 0.69m)  
Washing machine, tumble dryer, Worcester Bosch boiler, shelving and hanging space.

#### RECENT UPDATES

High pressure water system 2020. New Worcester Bosch boiler 2020. New ground floor shower room 2020. New ground floor TV room 2021. New double glazing throughout 2021. New loft ladder, flooring and light 2021. New external lighting 2022/2024. New ultra heavy duty garden shed 2022.

#### 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).

#### 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](mailto:beverley@qandc.net)



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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.