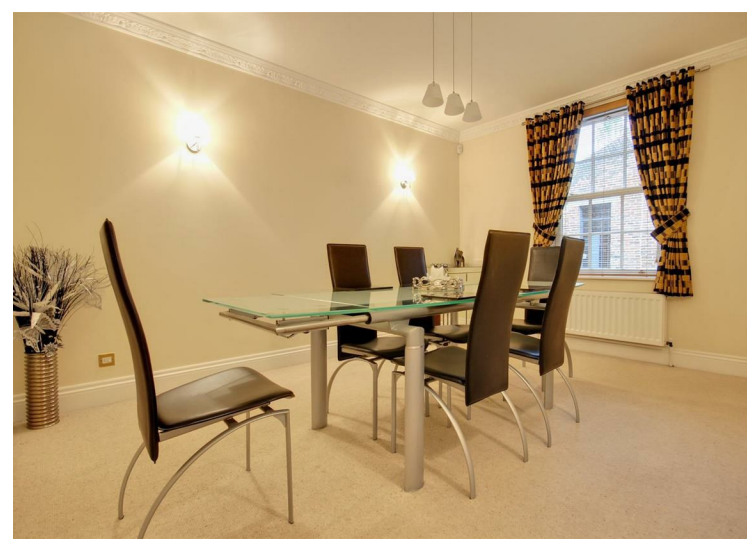
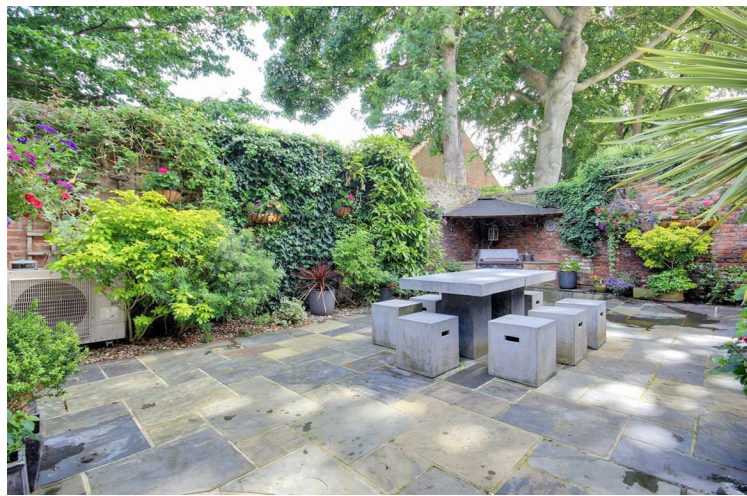




QUICK & CLARKE
The Property Specialists

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19 Newbegin, Beverley HU17 8EG
£975,000

- 5 bed / 4 bath / 2 rec
- Great flexibility of living space
- Close to town centre and Westwood
- Easy to maintain southerly facing garden
- Gated off-street parking and double garage
- Stylish modern kitchen and bathrooms
- Double garage has air conditioner/heater
- EPC Rating: C
- Council tax band G

A stunning modern property constructed in 1992 by a renowned local builder and offering well proportioned and spacious accommodation arranged over three floors.

Located in a very attractive position conveniently close to Saturday Market in the centre of Beverley, the property also lies close to Beverley Westwood which is accessed via Westwood Road.

Offering great flexibility of living space and having the benefit of five bedrooms, three of which have en-suite shower rooms plus a further house bathroom. There is also a study at first floor level.

Boasting two large reception rooms, a stylish breakfast kitchen and utility room, outside there is electric gated off-street parking, an easy to maintain southerly facing landscaped garden and large double garage.

LOCATION

The property is located on historic Newbegin which lies between the town centre and Beverley Westwood. Newbegin is a one-way street which is accessed off St Mary's Terrace close to its junction with Westwood Road and is situated just to the West of Saturday Market. This leafy road has many properties of architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'1 x 5'9 (4.29m x 1.75m)
Modern composite front door with opaque glass panels, solid oak flooring which flows into the living room, and stairs to the first floor accommodation.

LIVING ROOM

18'5 x 17'5 max (5.61m x 5.31m max)
A fabulous dual aspect room overlooking the garden with French doors leading out onto the patio area. Inset stainless steel gas fire set into the wall and a continuation of the oak flooring.

DINING ROOM

13'11 x 10'10 (4.24m x 3.30m)
Offering flexibility of use and with window to the front elevation.

KITCHEN

19' x 10'6 (5.79m x 3.20m)
A very stylish modern kitchen which is dual aspect with windows to both front and rear. White gloss units with beautiful Corian worksurfaces with moulded 1 1/2 bowl sink and drainer and ceramic tiled splashbacks. Four ring Neff induction hob with extractor over, Neff double oven and combi microwave, built-in Neff coffee machine. Integrated dishwasher and porcelain tiled floor.

LOBBY

Composite glass panelled door opening onto the rear garden and driveway.

UTILITY ROOM

8'3 x 4'7 (2.51m x 1.40m)
Base storage units and laminate worksurfaces, ceramic tiled splashbacks, porcelain sink and drainer, space and plumbing for washing machine and tumble dryer in addition to an overhead clothes dryer. Wall-mounted boiler, large airing cupboard housing the hot water tank, porcelain tiled floor.

DOWNSTAIRS CLOAKROOM

Two piece sanitary suite comprising vanity wash basin and low level WC, oak flooring and half-height tiling.

FIRST FLOOR LANDING

BEDROOM 1

15'7 x 15'4 reducing to 8'7 (4.75m x 4.67m reducing to 2.62m)
Modern built-in wardrobes with matching bedside units. Dual aspect with windows to both rear and side, mounting on wall for television.

EN-SUITE SHOWER ROOM

7' x 4'3 (2.13m x 1.30m)
Three piece sanitary suite comprising double shower enclosure, vanity unit with back to the wall WC and semi-recessed hand wash basin. Tiled walls and floor, wall-mounted mirror with inset LED lighting, chrome heated towel rail.

BEDROOM 2

10'7 x 13'2 (3.23m x 4.01m)
With an extensive range of modern fitted wardrobes including bedside and eye level units, window to the front elevation.

EN-SUITE SHOWER ROOM

10'6 x 5'5 (3.20m x 1.65m)
Three piece sanitary suite comprising vanity unit with shaped Corian wash basin, close coupled WC and walk-in shower enclosure. Fully tiled walls and floor, window to the rear elevation.

BEDROOM 3

10'10 x 8'11 (3.30m x 2.72m)
Built-in wardrobes, window to the side elevation.

EN-SUITE SHOWER ROOM

Vanity unit with counter top hand wash basin, close coupled WC and corner shower enclosure. Tiled walls and floor, mirror with inset LED lighting and chrome heated towel rail.

BEDROOM 6 / STUDY

Window to the front elevation and fitted with oak book shelving.

SECOND FLOOR LANDING

BEDROOM 4

14'10 x 10'8 (4.52m x 3.25m)
Built-in wardrobes, windows to both side and rear aspects.

BEDROOM 5

11' x 8'9 (3.35m x 2.67m)
Fitted wardrobes and window to the rear elevation.

BATHROOM

11'1 x 8'2 (3.38m x 2.49m)
Four piece sanitary suite comprising inset spa bath, shower cubicle, pedestal wash basin and close coupled WC. Tiled walls and floor, heated towel rail and built-in cupboard.

OUTSIDE

The property is accessed to the side through electric wrought iron gates which lead onto a wide brick sett drive and up to the double garage.

The rear garden has been landscaped for ease of maintenance and has an ideal southerly facing aspect. Flagged with large slate tiles, there is a built-in barbecue to one side and raised flower borders. The garden can also be accessed on the western boundary through a further wrought iron gate.

GARAGE

16'7 x 22'2 (5.05m x 6.76m)
Electric insulated up & over door, side courtesy door and window. Air condition unit and storage in the roofspace.

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.