





The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**16 Marin Court, Beverley HU17 0UH**  
**Guide Price £215,000**



- Modern end-terrace
- 3 bedrooms
- Attractively presented throughout
- 2 allocated parking spaces
- Popular Becksides location
- Convenient for major road network
- EPC Rating: C
- Council Tax Band: C

An attractive and well-proportioned modern end-terrace situated in the very popular Becksides area of Beverley. With a light, bright and homely ambience the house has the benefit of two double bedrooms plus a third generous sized single bedroom.

To the ground floor there is an entrance hall, a well-proportioned living room, breakfast kitchen and cloaks/wc. To the first floor are the three bedrooms and a house bathroom.

To the rear of the house is an easy to maintain courtyard garden and two allocated parking space (one to the front and one to the rear of the property).

As well as a being fantastic (family) house, the property could also lend itself to being an excellent 'lock up and leave' or airbnb. Viewing is highly recommended.

LOCATION

The property is located on Marin Court, a small modern courtyard development which is situated in the popular Becksides area of Beverley and accessed off Waterside Road. Situated on the South-East side of the town centre, convenient for the Flemingate development, the property also provides ease of access to the major road network. The area is popular for walkers, not only on Becksides, but also down onto the Swinemoor Pastures that lie close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with glass panels.

LIVING ROOM

16'3" x 11'3" (4.95m x 3.43m)  
A well-proportioned room with two windows to the front elevation and storage cupboard under the stairs.

BREAKFAST KITCHEN

14'8" x 9'3" (4.47m x 2.82m)  
An attractive kitchen with an extensive range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainless steel one and a half bowl sink and drainer, four ring stainless steel gas hob with extractor over, integrated oven, space and plumbing for washing machine and fridge freezer, laminate flooring, composite glass panelled door to the rear of the property, window over sink and wall mounted boiler.

CLOAKS

4'11" x 2'9" (1.50m x 0.84m)  
Two piece sanitary suite comprising low level w.c. and wall hung hand wash basin.

FIRST FLOOR

LANDING

Cupboard shelved out for storage.

BEDROOM 1

14'8" x 9'4" (4.47m x 2.84m)  
Two windows to the front elevation and built-in cupboard.

BEDROOM 2

9'6" x 8'9" (2.90m x 2.67m)  
Modern fitted wardrobes which slide back to reveal a pull down double bed and window to the rear elevation.

BEDROOM 3

9'5" x 5'6" (2.87m x 1.68m)  
Window to the rear elevation.

BATHROOM

6'5" x 5'10" (1.96m x 1.78m)  
Three piece sanitary suite comprising panelled bath with attractive shower boarding, pedestal hand wash basin, low level w.c. and window to the side elevation.

OUTSIDE

The property has a small and private courtyard garden to the rear which is largely paved and with flower borders to either side. A gate provides access onto one of the allocated parking spaces which is found immediately behind the house. There is a further allocated parking space to the front of the property.

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.

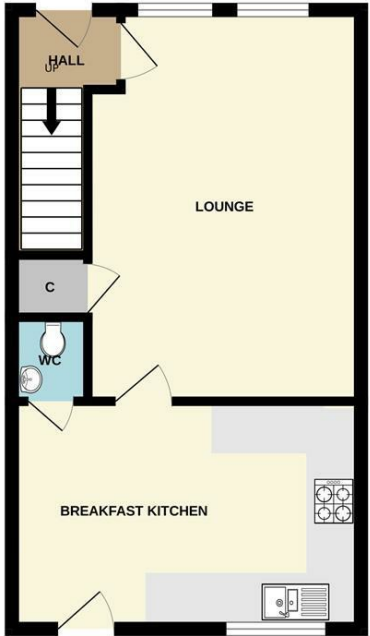
FINANCIAL SERVICES

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

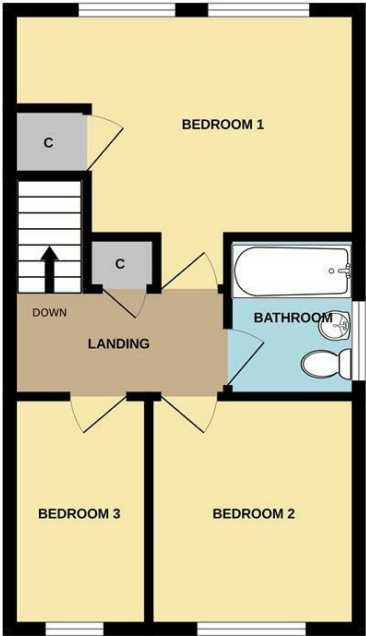
able to help find the very best deal for you.

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)

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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