



**QUICK & CLARKE**  
The Property Specialists

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**46 Beaver Road, Beverley HU17 0QW**  
**£165,000**



- Bay fronted town house
- No onward chain
- Beautifully presented throughout
- Extended to ground floor
- Three bedrooms
- Lounge with feature fireplace
- Modern dining kitchen
- Ground floor modern bathroom
- Good sized West facing garden and on-street parking
- EPC D and Council Tax Band A

Located within this popular residential area, we are delighted to present to the market this exceptionally well-presented, extended, traditional bay fronted town house. With no onward chain, the beautifully presented accommodation enjoys uPVC double glazing and gas central heating and in brief comprises of Lounge with feature fireplace, inner lobby, superb dining kitchen with modern fitted units and built in appliances, and ground floor modern bathroom. To the first floor there are two bedrooms with a fixed staircase leading to bedroom 3 which is in the loft.

The property enjoys a good sized West facing garden and is simply ready to key turn and move in to thoroughly enjoy living in this great property! It goes without saying that viewing is a must to fully appreciate this amazing home.

## LOCATION

Beaver Road connects Grovehill Road to Home Church Lane and lies within ease of access to Beverley town centre.

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

uPVC door with inserts into the lounge;

### LOUNGE

12'2 into bay decreasing to 9'11" x 10'11" (3.71m into bay decreasing to 3.02m x 3.33m )  
Has uPVC double glazed walk-in bay window to the front elevation, attractive cast iron feature decorative fireplace, door leads into;

### INNER LOBBY

With staircase to the first floor accommodation, a door leads into;

### DINING KITCHEN

20'92 decreasing to 18' x 11' (6.10m decreasing to 5.49m x 3.35m)  
Has uPVC double glazed window and door to the rear elevation, extensive range of ivory shaker style base and wall units with work surfaces and co-ordinated tile splashbacks, porcelain one and a quarter bowl sink unit with drainer and mixer tap, ceramic hob with stainless steel electric oven and extractor, space for fridge freezer and plumbing for washing machine. A door leads into:

### BATHROOM

7'8" x 4'4" (2.34m x 1.32m)  
Having uPVC double glazed window to the side elevation, modern three piece suite in white enjoys panel bath, pedestal wash hand basin with a recessed area providing access to the low level WC with uPVC double glazed window to the rear elevation. Attractive tiled splash backs.

### FIRST FLOOR

### LANDING

Door providing access to the second floor.

### BEDROOM 1

9'11" x 11' decreasing to 9'10" (3.02m x 3.35m decreasing to 3.00m)  
With uPVC double glazed window to the front elevation, fitted storage cupboard which houses the Ideal standard gas central heating boiler.

### BEDROOM 2

11' x 7'4" max (3.35m x 2.24m max)  
Has uPVC double glazed window to the rear elevation.

### BEDROOM 3

15'4" average x 9'6" (4.67m average x 2.90m )  
Has uPVC double glazed window to the rear elevation with beautiful views across Beverley to the Minster and St Mary's. We are informed by the Seller that to the right hand side of the window there are concealed water pipes, as originally this was going to include an en-suite. Prospective purchasers could obviously take advantage of this and subject to regulations install a second floor shower room/bathroom.

Building Regulations were granted for this room.

### EXTERNAL

There is a small enclosed low maintenance garden. The rear West facing garden is of very good proportions and has patio area with a third of the garden gravelled, a third with bark and a third lawned. The rear garden provides great outdoor space. Pedestrian access is permitted for the neighbouring properties via a gate to access the walk through to be able to place the bins to the front of the property.

Parking is provided on the street on a first come first served basis.

### 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)



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. Made with Metapix 12/024