

linkagency

4 Bedroom House - Detached for Sale

Offers Over £350,000

1 St. Nicholas Drive, Beverley, HU17 0QY



KEY FEATURES

- DOUBLE FRONTED 4 BEDROOM EXECUTIVE DETACHED
- REAR DAYROOM EXTENSION FEATURING A LARGE ROOF LANTERN SKYLIGHT
- 2 FURTHER INDEPENDENT RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES + A SEPARATE UTILITY ROOM
- FAMILY BATHROOM WITH WALK-IN SHOWER
- PRINCIPAL ROOM WITH CONTEMPORARY ENSUITE WITH A BATH SUITE
- FULLY ENCLOSED WRAP AROUND GARDEN
- SEPARATE BRICK BUILT GARAGE TO THE REAR
- CLOSE TO MULTIPLE AMENITIES AT FLEMINGATE AND EASY WALKING DISTANCE TO THE RAILWAY STATION
- SOUGHT-AFTER LOCATION CLOSE TO THE BEAUTIFUL TOWN CENTRE

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

General Description

This appealing double-fronted, four-bedroom detached executive family home offers spacious family living, spanning approximately 131.51 square metres (1,415.56 square feet) of beautifully configured accommodation.

The ground floor opens into a welcoming central entrance hallway leading to two independent front-facing reception rooms: a generous primary lounge featuring a bay window, focal fireplace, and sliding doors to the rear reception area, alongside a second versatile bay-fronted sitting room ideal as a snug, playroom, or home gym. At the rear, a stylish light grey shaker kitchen with built-in appliances flows via an open square archway directly into the dayroom extension suitable for sitting and dining. This bright living and dining hub serves as the heart of the home and features full-width, glass sliding doors which open onto a flagstone entertaining patio. A separate utility room and a downstairs guest cloakroom WC complete the ground floor layout.

Upstairs, the central first-floor landing leads to four well-proportioned bedrooms and a stylish family bathroom fitted with a walk-in shower. The principal bedroom suite offers a spacious rear bedroom and a contemporary en-suite bathroom with a large bath and over bath shower. Three additional double bedrooms provide flexible family accommodation, including a fourth bedroom currently fully customised as a high-end bespoke home office with built-in cabinetry.

Externally, the property commands a prominent corner stance on St Nicholas Drive, framed by traditional black wrought-iron railings and neat gravel borders. To the rear and side, a private, fully enclosed wrap-around garden features a smooth flagstone patio, raised timber planter beds and a lawn area. A private block-paved driveway and a detached brick-built single garage provide off-street parking and storage.



Situated on a corner plot, this property benefits from a prime location within the historic market town of Beverley. Ideally placed just a short stroll from the vibrant town centre, the area combines traditional East Yorkshire charm with superior modern convenience, putting exceptional shopping, leisure, and transport links right on your doorstep.

Proximity & Commuter Distances

- Beverley Town Centre: Approximately 0.5 miles (a short, level walk)
 - Flemingate Shopping Centre: Approximately 0.4 miles
- Ideally situated for easy road and rail access across the region:
- Hull City Centre: Approximately 8.5 miles
 - East Yorkshire Coast (Hornsea / Bridlington): Approximately 13 to 22 miles
 - York: Approximately 30 miles

Shopping & Dining

Exceptional convenience with the Flemingate retail and leisure complex just around the corner—offering a multi-screen cinema, modern gym, major retail outlets, and popular casual dining. Beverley's historic core features an array of independent shops, high-street brands, artisan bakeries, traditional pubs, fine dining eateries, and its renowned twice-weekly outdoor market.

Transport Links

Beverley Railway Station is located less than a 10-minute walk away, providing direct train services to Hull, York, Sheffield, and regular direct connections straight to London King's Cross. Quick vehicular access to the A1174 and A164/A1079 bypasses makes commuting to Hull, York, and the M62 motorway network quick and straightforward.

Parks & Heritage

Within easy reach of iconic green spaces, including the expansive Beverley Westwood pastures—ideal for scenic walking, dog exercise, and home to the Beverley Park Golf Club and Racecourse. The property is also located close to the historic Beverley Beck waterways and the majestic 13th-century Beverley Minster.

Education

Highly appealing for families, falling within the catchment area for several well-regarded local primary schools, alongside top secondary education options including Beverley Grammar School (for boys), Beverley High School (for girls), and East Riding College.

Extra details

- Recent gas central heating boiler
- High level of energy efficiency



Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

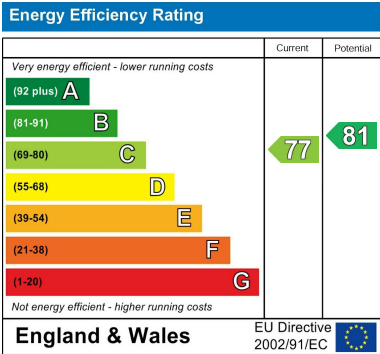
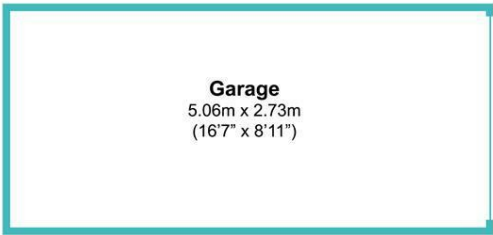
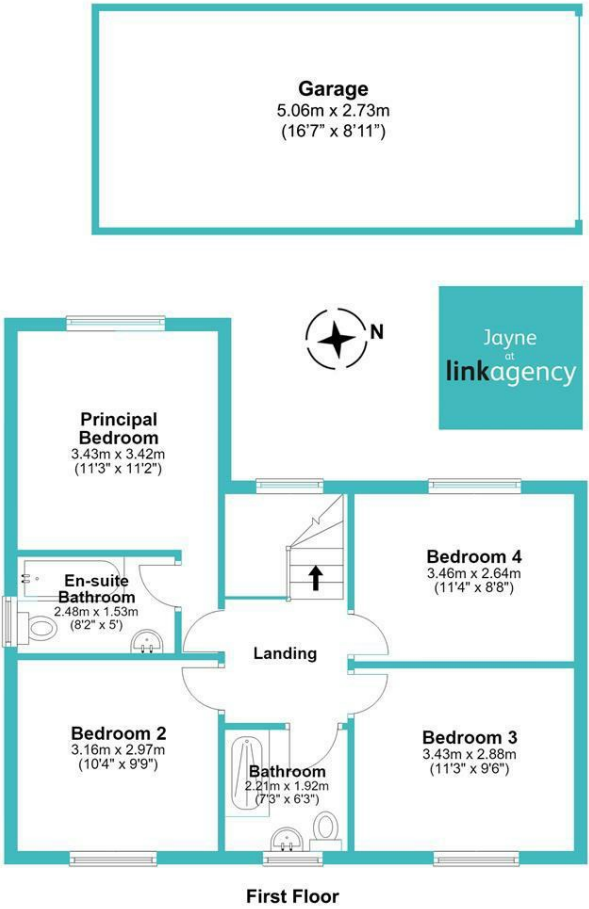
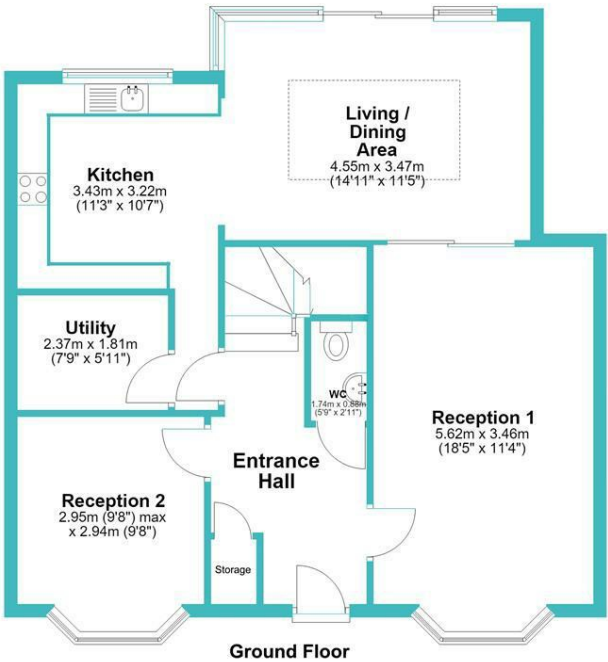
A 24/7 answering service to ensure no leads are missed

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.



Approximate Gross Internal Floor Area
131.51 Sq Metres / 1415.56 Sq Feet (Excluding Garge)

Disclaimer: Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Disclaimer
These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.