















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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







29 Waterside Road, Beverley HU17 0PP

£275,000

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- Immaculately presented
- Four bedrooms
- Flexibility of living space
- Off-street parking and garage
- Easy to maintain courtyard style garden
- Convenient for road network
- Opportunity to remodel
- EPC - C
- Council Tax Band: D

A lovely and well planned four bedroomed house which is immaculately presented throughout. Offering four bedrooms and an easy to maintain courtyard style garden, the property has been recently updated. Situated in an attractive position and lying just off Beverley's popular Beckside, the property is a superb base to access Beverley town centre and the major road network.

LOCATION
The property is located on Waterside Road which lies just to the south and runs parallel with Beverley Beck. Accessed off Hull Road on the south eastern side of Beverley, the property provides a superb location to access the major road network and the Flemingate development.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
4'5 x 3'9 (1.35m x 1.14m)
Composite front door with frosted glass panels and laminate flooring.

DOWNSTAIRS CLOAKROOM
4'4 x 3'9 (1.32m x 1.14m)
Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin. A continuation of the laminate flooring from the entrance hall and shelving to walls.

LIVING ROOM
16'11 x 12'6 (5.16m x 3.81m)
A well proportioned room with two windows to the front elevation and stairs leading to the first floor with storage cupboard under. The focal point of the room is a white Adam style fireplace with granite hearth and back housing gas living flame fire.

DINING KITCHEN
9'9 x 12'5 (2.97m x 3.78m)
Offering a good range of wall and base storage units with wooden fronts and granite effect laminate worksurfaces. Four ring gas hob, integrated oven, fridge and dishwasher, space for an additional fridge freezer. Stainless steel sink and drainer, ceramic tiled splashbacks. Space for table, composite door opening onto the rear garden and window over sink.

UTILITY ROOM
6'11 x 4'4 (2.11m x 1.32m)
Base storage units and laminate worksurface, stainless steel sink and drainer, space and plumbing for washing machine and tumble drier, laminate flooring, ceramic tiled splashbacks, storage/cloaks cupboard and window to the front elevation.

FIRST FLOOR

LANDING
Airing cupboard housing hot water tank and access to the loft which is part boarded and potentially could be extended to create a further bedroom subject to the necessary permissions.

BEDROOM 1
14' x 9'1 (4.27m x 2.77m)
A range of bespoke built-in wardrobes and window to the front elevation.

EN-SUITE SHOWER ROOM
5'9 x 4'6 (1.75m x 1.37m)
Three piece sanitary suite comprising corner shower enclosure, close coupled WC and vanity hand wash basin. Heated towel rail and window to the front elevation.

BEDROOM 2
10'3 x 9'6 (3.12m x 2.90m)
Window to the rear elevation.

BEDROOM 3
13'1 x 8'7 max (3.99m x 2.62m max)
Window to the front elevation.

BEDROOM 4
10'3 x 6'7 (3.12m x 2.01m)
Window to the rear elevation.

FAMILY BATHROOM
10'2 x 4'7 (3.10m x 1.40m)
Three piece sanitary suite comprising panelled bath with shower attachment over, close coupled WC and vanity hand wash basin. Partially tiled walls and window to the rear elevation.

GARAGE
16'10 x 8'2 (5.13m x 2.49m)
A single integral garage with electric up & over door, supplied with light and power. Potentially the garage could be turned into further living space subject to the necessary permissions.

OUTSIDE
The property has an easy to maintain frontage with a block sett path leading to the front door.

The rear courtyard style garden has been laid under gravel for ease of maintenance, with a fence to one side and a brick wall to two other sides creating a good level of privacy. A timber gate provides access onto a parking space which has been laid under brick setts and leads up to the garage.

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).

COUNCIL TAX
We believe the Council Tax Band for this property is Band D.

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

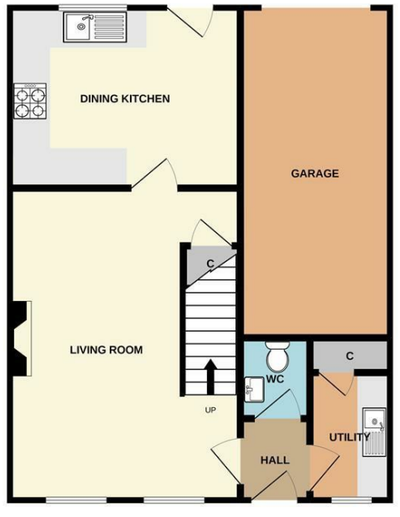
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high 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

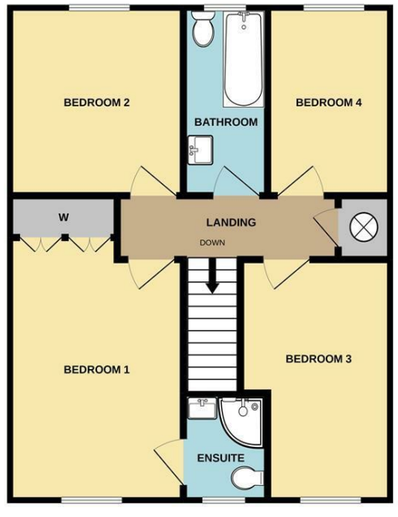
EPC RATING
For full details of the EPC rating of this property please contact our office.

AGENT'S NOTE
Photographs on this brochure are those taken when the property was previously marketed.

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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