



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**42 Newman Avenue, Beverley HU17 7FB**  
**£479,950**

- Spacious double-fronted family home
- No forward chain
- Extremely popular and sought after Molescroft location
- Catchment area for desirable local schools
- Light and spacious accommodation
- Stunning kitchen day room; Delightful living room
- Four bedrooms plus study; En-suite to master bedroom
- Walled rear garden - lawn and seating areas
- Detached double garage
- Council Tax Band: F EPC Rating: C

A beautifully presented imposing double-fronted residence offering lovely light and spacious accommodation having 16'6" living room and stunning 20'0" kitchen day room at ground floor along with study, utility and cloakroom whilst at first floor the lovely master bedroom has an en-suite shower room complimented by three further very well proportioned bedrooms and modern family bathroom.

The delightful plot offers gardens to front and rear with walled rear boundary. The garden is laid mainly to lawn with stone and gravel seating areas.

#### Double Garage

The property is further enhanced by the provision of a brick and tile double garage.

#### LOCATION

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

##### ENTRANCE HALL

Timber effect floor with return staircase to first floor. Built-in cloaks cupboard and radiator.

##### CLOAKROOM

Hand wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

#### LIVING ROOM

16'5" x 12'2" (5.00m x 3.71m)  
Timber effect floor with PVCu sealed unit double glazed windows to three elevations and French doors to rear garden along with two radiators.

#### KITCHEN DAY ROOM

19'10" x 13'4" (6.05m x 4.06m)  
A wonderful range of white gloss base and eye level units with polished stone work surfaces including a matching centre island. Integral sink unit, built-in electric double oven and six ring gas hob. Integrated dishwasher, fridge and freezer. Marble effect tiled floor. Downlighters. PVCu sealed unit double glazed French doors to garden, PVCu sealed unit double glazed window to front and two radiators.

#### UTILITY ROOM

6'4" x 5'4" (1.93m x 1.63m)  
Matching white gloss units with stone work surfaces and plumbing for automatic washing machine. Marble effect tiled floor. Door to outside and radiator.

#### STUDY

9'2" x 9'1" (2.79m x 2.77m)  
PVCu sealed unit double glazed window and radiator.

#### FIRST FLOOR

##### LANDING

Built-in airing cupboard with hot water cylinder, loft access and radiator.

#### MASTER BEDROOM

17'6" x 12'2" (5.33m x 3.71m)  
Fitted wardrobes, PVCu sealed unit double glazed windows to two elevations and radiator.

#### EN-SUITE SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)  
Showering cubicle, low level w.c. and pedestal hand wash basin. Timber effect floor, towel radiator and PVCu sealed unit double glazed window.

#### BEDROOM 2

14'7" x 9'3" (4.45m x 2.82m)  
Fitted wardrobes with further built-in storage cupboard. PVCu sealed unit double glazed windows to two elevations and radiator.

#### BEDROOM 3

11'6" x 10'8" (3.51m x 3.25m)  
Fitted wardrobes and desks. PVCu sealed unit double glazed window and radiator.

#### BEDROOM 4

13'4" x 8'9" maximum (4.06m x 2.67m maximum)  
PVCu sealed unit double glazed window and radiator.

#### FAMILY BATHROOM

8'9" x 6'9" (2.67m x 2.06m)  
Panelled bath with shower in separate cubicle, pedestal hand wash basin and low level w.c. Timber effect flooring. PVCu sealed unit double glazed window and towel radiator.

#### OUTSIDE

To the front of the property is a well planted, open plan garden whilst the rear garden benefits from high walled boundaries laid mainly to lawn with stone and gravel seating areas and paved pathways.

#### GARAGE

The property benefits from a detached brick and tile double garage having up and over door with light and power laid on.

#### 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 PVCu double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

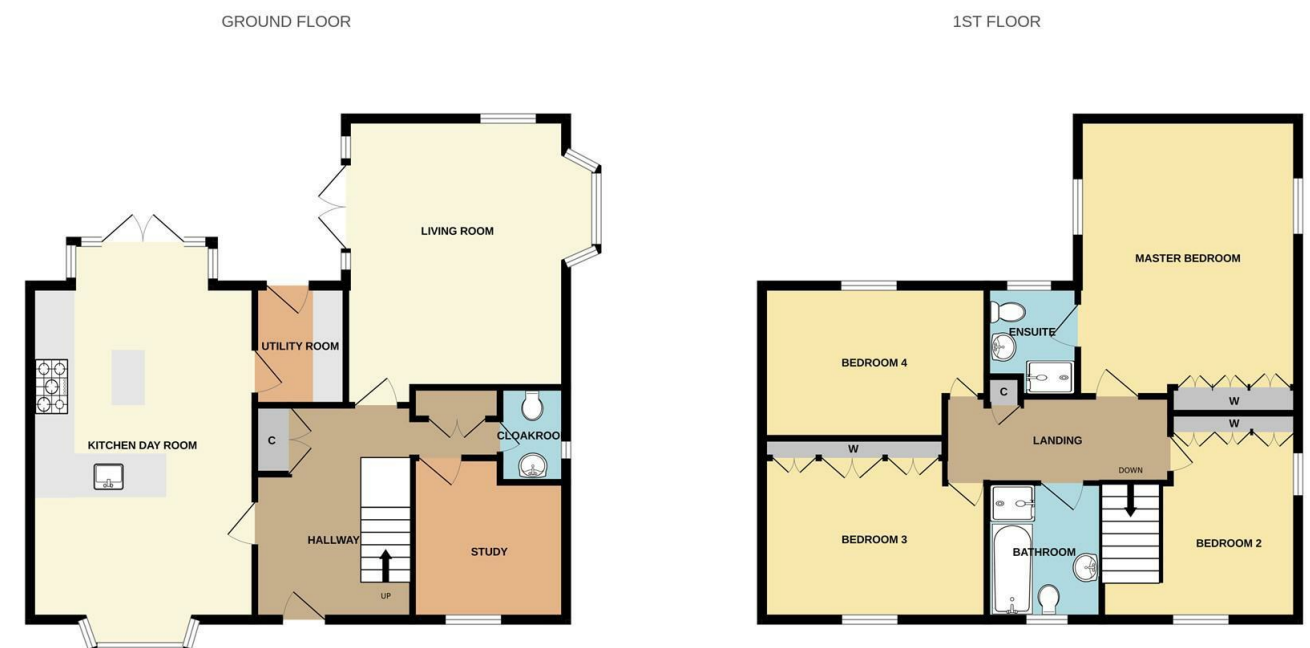
#### VIEWING

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)



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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