



Quick & Clarke

PROPERTY SPECIALISTS

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15 Newbegin, Beverley HU17 8EG
Guide Price £695,000

- Detached modern residence
- Short walk to town centre and Beverley Westwood
- Designed with four beds
- Currently three beds with dressing room
- Two reception rooms
- Sun room
- Wonderful south facing gardens
- Historic walled boundary
- Double garage and ample off street parking
- Council Tax Band: G EPC Rating: C

A very rare opportunity indeed to acquire a modern detached home located only a very short walking distance from both Beverley town centre and the open pastures of Beverley Westwood. We believe the property was originally designed to offer four bedroomed accommodation but has been redesigned to offer three bedrooms along with en-suite and dressing room to the master.

The property extends to in excess of 1,400 square feet having two reception rooms with sun room, kitchen and substantial utility at ground floor level complemented by a double garage, excellent off street car parking space and the delightful rear walled lawn garden.

The location is extremely hard to beat making this a superb lifestyle home.

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

Staircase to first floor and under stairs storage cupboard. Ceiling coving and radiator.

CLOAKROOM

Low level w.c. with wash hand basin. Tiled floor and chrome towel radiator.

LIVING ROOM

21'2" x 11'5" (6.45m x 3.48m)
Stone fireplace with living flame gas fire. Sealed unit double glazed window to the front elevation and PVCu sealed unit double glazed French doors to rear garden. Radiator.

DINING ROOM

12'9" x 9'8" (3.89m x 2.95m)
Downlighters, ceiling coving, radiator and French doors to both the kitchen and sun room.

SUN ROOM

9'4" x 8'6" (2.84m x 2.59m)
Of brick and sealed unit double glazed construction having tiled floor, French doors to garden and two radiators.

KITCHEN

13'4" x 9'7" (4.06m x 2.92m)
A range of base and eye level units with roll edge work surfaces and including a breakfast bar. Built-in electric double oven with microwave, electric hob, contemporary corner design sink unit, sealed unit double glazed skylight, sealed unit double glazed window, tiled floor and radiator.

UTILITY ROOM

25'9" x 4'5" (7.85m x 1.35m)
With an extensive range of base and larder units incorporating a stainless steel single drainer sink unit with plumbing for automatic washing machine. Wall mounted gas fired central heating boiler, three sealed unit double glazed skylights and doors to both garden and garage.

FIRST FLOOR

LANDING

Built-in cupboard housing hot water cylinder with electric immersion heater. Sealed unit double glazed window and radiator.

MASTER BEDROOM SUITE

14'8" x 9'7" (4.47m x 2.92m)
Fitted wardrobes. Sealed unit double glazed window and radiator.

DRESSING ROOM

9'3" x 5'9" (2.82m x 1.75m)
Fitted wardrobes, dressing table and drawers. Sealed unit double glazed window.

EN-SUITE

9'7" x 6'0" (2.92m x 1.83m)
Showering glazed cubicle, vanity wash basin, bidet and low level w.c. having concealed cistern. Tiled floor and walls. Sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11'4" x 9'0" (3.45m x 2.74m)
Sealed unit double glazed window and radiator.

BEDROOM 3

8'2" x 6'2" (2.49m x 1.88m)
Sealed unit double glazed window and radiator.

BATHROOM

8'2" x 5'1" (2.49m x 1.55m)
P-shaped bath with shower over, vanity wash basin and low level w.c. Tiled floor and walls. Sealed unit double glazed skylight and chrome towel radiator.

OUTSIDE

The property is fronted by an historic walled forecourt garden with brick setts offering excellent off street car parking facility.

To the rear of the property the lawned garden benefits from a southerly aspect and is surrounded by brick walls with mature planting. There is also a delightful paved terraced seating area and an extremely useful brick and tile workshop cum greenhouse.

DOUBLE GARAGE

16'10" x 16'9" (5.13m x 5.11m)
With two electric remote control up and over doors and having light and power laid on. Personal access door directly to the utility room.

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 sealed unit 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



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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