



Quick & Clarke

PROPERTY SPECIALISTS

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5 Malton Mews, Beverley HU17 0GA
Guide Price £298,500

- No onward chain & vacant possession
- Extensively renovated and remodelled
- New kitchen and bathrooms
- Fully redecorated and new floor coverings
- Four Bedroom & two bathrooms (one ensuite)
- Off street parking & integral garage
- Westerly facing rear garden
- Cul-de-sac position
- EPC Rating: D
- Council Tax Band: D

Having just undergone a full modernisation this attractive four bedroomed family house is situated in a superb cul-de-sac position in the Beckside area of Beverley. Offered to the market with no onward chain the property is in superb move in condition with a new kitchen, bathrooms, floor coverings and fully redecorated. Boasting off street parking, integral garage and a westerly facing garden viewing is highly recommended.

LOCATION
The property is situated on the small purpose built cul-de-sac which forms Malton Mews and lies on the south side of Waterside Road in the Beckside area of Beverley. Situated to the south east of the town centre the property lies just half a mile from the Flemingate development and also provides ease of access onto the major road network linking Beverley with Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Modern composite front door with obscured glass panel. Oak style laminate flooring with inset mat well and cloak cupboard. Stairs to first floor accommodation.

LIVING ROOM
16'1" max x 10'6" plus bay (4.90m max x 3.20m plus bay)
A well proportioned living room with a continuation of the oak style laminate flooring, a most attractive stone fireplace housing gas living flame fire and walk-in bay window to the front elevation.

BREAKFAST KITCHEN
16'7" x 9'4" (5.05m x 2.84m)
With a brand new contemporary styled kitchen with mid-grey wall and base storage units and contrasting quartz style laminate work surfaces with matching upstand. Inset sink, four ring stainless steel gas hob with glass splashback and canopy extractor over, integrated oven, fridge, freezer and dishwasher. Patio doors leading out onto the westerly facing garden and further window over sink. Beautiful herringbone laid oak style floor covering and large storage cupboard under stairs.

UTILITY ROOM
5'8" x 5'11" (1.73m x 1.80m)
Base storage unit, wall unit concealing the modern condensing gas boiler. Work surface to match those in the kitchen. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Composite rear door with obscured glass panel.

DOWNSTAIRS CLOAKROOM
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin.

FIRST FLOOR
LANDING
Airing cupboard shelved out for storage and access to the loft.

BEDROOM 1
16'2" x 10'8" (4.93m x 3.25m)
Window to front elevation.

EN-SUITE SHOWER ROOM
4'1" x 4'7" (1.24m x 1.40m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and corner shower enclosure with attractive quartz style shower board. Window to front elevation.

BEDROOM 2
14'9" x 8'6" (4.50m x 2.59m)
Window to front elevation.

BEDROOM 3
10'2" x 9'4" (3.10m x 2.84m)
Window to rear elevation.

BEDROOM 4
9'4" x 7'1" (2.84m x 2.16m)
Window to rear elevation.

BATHROOM
9'4" x 4'10" (2.84m x 1.47m)
Three piece sanitary suite comprising panelled bath, close coupled w.c. and vanity hand wash basin. Partially tiled walls and window to the rear elevation.

OUTSIDE
The property is set back from the head of the cul-de-sac with a brick sett parking space leading up to the garage. The front garden has been enclosed by attractive wrought iron railings with a gate providing access onto a flagged path leading to the front door and to one side is a lawned garden.

The rear garden is ideally westerly facing with a patio area adjacent to the breakfast kitchen which leads out onto a largely lawned garden with wide flower borders. A gate to the rear provides access back onto Malton Mews.

INTEGRAL GARAGE
Up and over door, supplied with light and power.

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



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 Metropix ©2026