



QUICK & CLARKE
The Property Specialists

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48 Queensgate, Beverley HU17 8NW
£215,000

- Offered with no onward chain!
- Stunning remodelled and modernised period house
- Fabulous open plan living dining kitchen
- Stylish property throughout
- Convenient for the town centre
- Modern kitchen and bathroom
- Westerly facing garden
- EPC: D

THE PROPERTY

Very recently renovated, refurbished and remodelled, this super stylish and stunning period property will not fail to impress. Having an amazing open plan living dining kitchen with exposed steel beams and contemporary styled kitchen units, the property also has a westerly facing garden and benefits from a boarded loft space with fixed staircase from the first floor landing. In a convenient location for accessing the town centre and Beverley Westwood, very few properties of such calibre come to the market at this price and offered with no chain - viewing is highly recommended.

LOCATION

The property is located set back from Queensgate which leads into the south side of the town centre from Victoria Road. A short walk into the town centre, the property also has the benefit of overlooking allotments to the front, and lying in the catchment area of Beverley Grammar School and the High School, and with easy access to the road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with ornate glass panel, modern wall mounted enamelled radiator and beautiful oak plank style porcelain tiled floor which continues throughout much of the ground floor. Opening into the open plan living dining kitchen.

LIVING DINING KITCHEN

31'2" x 13'5" (9.50m x 4.09m)
A stunning open plan space with flexibility of layout. Exposed structural I-beams and contemporary styled kitchen delightfully contrasting with the multi-fuel stove on a slate hearth. Light and bright, with three skylights above the kitchen and dining area and bi-fold doors opening out onto the westerly facing garden.

The contemporary styled units have white handleless fronts and complementing quartz worksurfaces with matching centre island. Integrated Bosch double oven and matching Bosch induction hob set in the centre island with stylish conical stainless steel extractor over, composite sink and drainer with Qettle tap. Space for washing machine, tumble dryer and American style fridge freezer. Dual zone underfloor heating complemented by porcelain tiles for efficient heat retention. Stairs to the first floor accommodation and wide archway through to the living room.

LIVING ROOM

11' x 10' (3.35m x 3.05m)
Walk-in bay window to the front elevation, enamelled wall mounted radiator and wall mounting for TV.

DOWNSTAIRS CLOAKROOM

Modern two piece sanitary suite comprising back to the unit WC and vanity hand wash basin, partially tiled walls.

FIRST FLOOR

LANDING

Fixed staircase to the loft space.

BEDROOM 1

13'5" x 11' (4.09m x 3.35m)
Window to the front elevation.

BEDROOM 2

12'5" x 8' (3.78m x 2.44m)
Window to the rear elevation.

BATHROOM

7'8" x 6'8" (2.34m x 2.03m)
Modern three piece sanitary suite comprising panelled bath with shower over and glass screen, vanity hand wash basin and back to the unit WC. Partially tiled walls and floor, mirror with inset LED lighting and window.

LOFT SPACE

12' x 11'5" (3.66m x 3.48m)
A useful space with skylight to the rear elevation and storage in the eaves.

OUTSIDE

The property is set back from Queensgate with wrought iron railings enclosing an easy to maintain front garden.

The rear garden is of a generous size and westerly facing, bisected by a right of way which provides access to the gardens of neighbouring properties. A new wrought iron gate with coded entry provides access onto Queensgate. The rear garden is largely lawned with a stone flagged patio area close to the kitchen.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system with underfloor heating in the living dining kitchen.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

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.



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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