



**QUICK & CLARKE**  
The Property Specialists

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



**27 Waterside Road, Beverley HU17 0PP**  
**£225,000**

- Modern townhouse
- Deceptively spacious
- Large kitchen day room
- Four bedrooms
- Two bathrooms
- Courtyard garden
- Private parking
- Central heating and double glazing
- No forward chain
- EPC: D

#### THE PROPERTY

A lovely modern townhouse located in a very up and coming part of this historic market town, having good access to the extremely popular Flemingate Centre and the extensive amenities within the town centre. The property is deceptively spacious having recently been altered to incorporate the garage space within the accommodation which now offers a superb L-shaped kitchen day room at ground floor. With no forward chain, this really is a lovely home and an opportunity to purchase should not be missed.

#### 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 OF

##### GROUND FLOOR

##### ENTRANCE HALL

##### CLOAKROOM

Low level WC, wash hand basin and radiator.

##### LIVING ROOM

16'9" x 12'6" (5.11m x 3.81m)  
Timber fireplace with living flame gas fire fitted, sealed unit double glazed windows to front, understairs storage cupboard and radiator.

##### KITCHEN DAY ROOM

20'6" x 17'5" narrowing to 10'0" (6.25m x 5.31m narrowing to 3.05m)  
With a range of base and eye level units, having 1 1/2 bowl single drainer sink unit, integrated electric oven and hob, door to rear garden, PVC and sealed unit double glazed window.

##### UTILITY ROOM

7'0" x 4'4" (2.13m x 1.32m)  
Fitted base units with stainless steel single drainer sink unit, gas fired central heating boiler, sealed unit double glazed window and plumbing for automatic washing machine.

##### FIRST FLOOR

##### LANDING

Built-in storage cupboard.

##### BEDROOM 1

16'8" x 9'1" (5.08m x 2.77m)  
Fitted mirror front wardrobes, sealed unit double glazed window and radiator.

##### EN SUITE SHOWER ROOM

5'9" x 4'7" (1.75m x 1.40m)  
Shower in cubicle, wash basin, low level WC, sealed unit double glazed window and radiator.

##### BEDROOM 2

10'2" x 9'5" (3.10m x 2.87m)  
Sealed unit double glazed window and radiator.

##### BEDROOM 3

13'0" x 7'0" (3.96m x 2.13m)  
Fitted wardrobes, sealed unit double glazed window and radiator.

##### BEDROOM 4

10'2" x 6'8" (3.10m x 2.03m)  
Sealed unit double glazed window and radiator.

##### BATHROOM

10'2" x 4'4" (3.10m x 1.32m)  
Panelled bath, wash basin, low level WC, sealed unit double glazed window and radiator.

##### OUTSIDE

To the rear of the property is a paved and walled courtyard garden with a brick sett car parking space.

##### 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

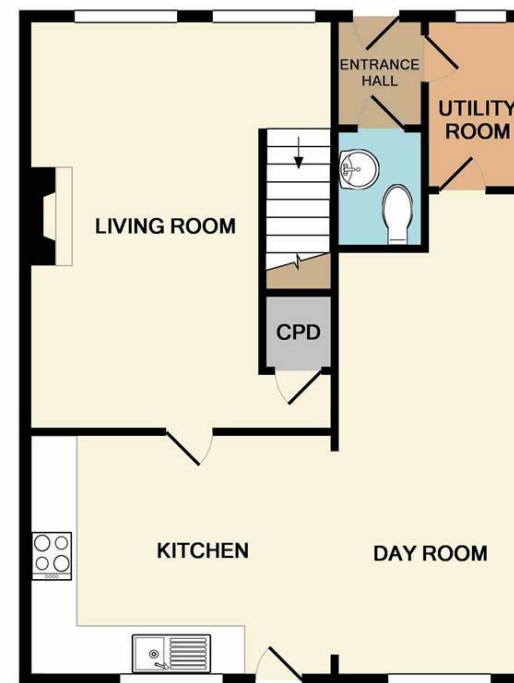
The property benefits from uPVC Double Glazing.

##### TENURE

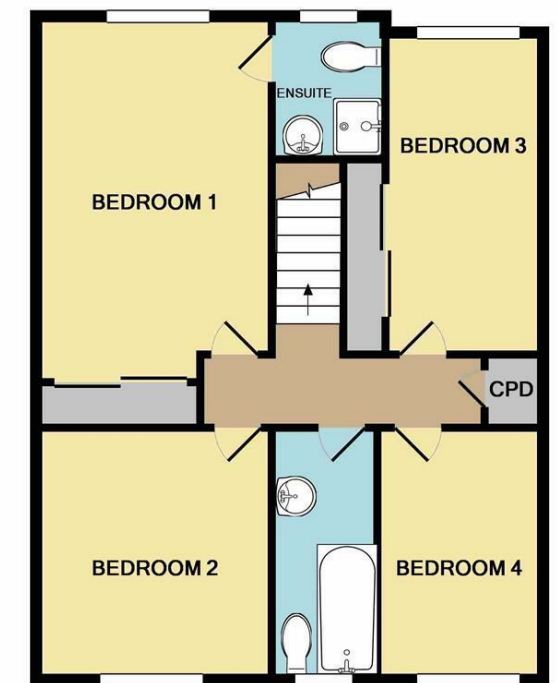
We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.



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 floor plan 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 ©2019