





The Property Specialists

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4 Theakston Mews, Beverley HU17 8FL
£339,950

- Outstanding detached home
- Approximately 1,200 square feet
- Recently refurbished, altered and modernised
- Brand new kitchen and bathrooms
- Unused kitchen appliances
- Conservatory
- Excellent off-street parking
- Lovely paved and lawned garden
- Council tax band E
- EPC rating D

A substantial four bedroomed detached house which extends to approximately 1,200 square feet and has recently been the subject of extensive refurbishment, alteration and modernisation to form an outstanding family home which has never been occupied, with most appliances remaining unused.

The house now offers light, bright and spacious modern accommodation including a stunning open plan kitchen day room, particularly useful boot room/utility and a lovely en-suite with oversized shower to the master bedroom.

There is ample off-street car parking to the front, whilst at the rear is a super paved terraced seating area with raised garden beyond, all overlooked by the lovely conservatory which leads from the kitchen.

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

Grey timber effect flooring, sealed unit double glazed door, staircase to first floor and radiator.

CLOAKROOM

Low level WC, vanity wash basin with cupboard below, grey timber effect flooring, PVCu sealed unit double glazed window and radiator.

LIVING ROOM

14'6" x 12'7" (4.42m x 3.84m)
Grey timber effect flooring, PVCu sealed unit double glazed box bay window and two radiators. Open to:

KITCHEN DAY ROOM

24'7" x 11'3" (7.49m x 3.43m)
A stunning open living space having newly fitted kitchen with base and eye level units incorporating a single drainer sink unit, built-in electric Zanussi oven with Zanussi hob and contemporary overhead filter. Integrated fridge freezer and dishwasher, fitted breakfast bar, grey timber effect flooring, PVCu sealed unit double glazed window with French doors to conservatory and rear garden. Understairs storage cupboard along with radiator.

BOOT ROOM / UTILITY

10'1" x 8'3" (3.07m x 2.51m)
Tiled floor with part tiled feature wall, built-in cupboard and PVCu sealed unit double glazed door to outside.

CONSERVATORY

13'8" x 8'0" (4.17m x 2.44m)
Herringbone style flooring and of brick and PVCu sealed unit double glazed construction with French doors to garden.

FIRST FLOOR

Newly carpeted.

LANDING

Loft access.

BEDROOM 1

16'4 x 10'8 (4.98m x 3.25m)
PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

Oversized shower in separate cubicle, vanity wash basin with drawers below and corner low level WC, tiled walls, PVCu sealed unit double glazed window and towel radiator.

BEDROOM 2

15'0" x 8'7" (4.57m x 2.62m)
PVCu sealed unit double glazed windows to two elevations and radiator.

BEDROOM 3

13'8" x 8'4" (4.17m x 2.54m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'8" x 9'2" (2.95m x 2.79m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

6'3" x 6'1" (1.91m x 1.85m)
Panelled bath with monsoon shower over, vanity wash basin with cupboards below, low level WC, herringbone style flooring, tiled walls, PVCu sealed unit double glazed window and towel radiator.

OUTSIDE

To the front of the property there is extremely useful tarmac car parking, whilst the rear garden has been beautifully landscaped with an extensive paved terraced area, beyond which lies a raised lawned garden.

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.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.



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.

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