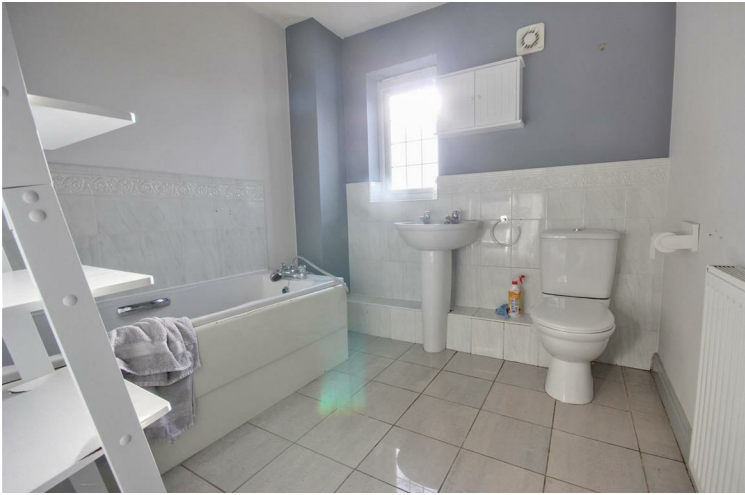




QUICK&CLARKE
The Property Specialists

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



5 St. Nicholas Drive, Beverley HU17 0QY
£275,000

- Substantial end-townhouse
- Approx 1,450 square feet
- Extremely versatile accommodation
- Large kitchen living dayroom
- Separate first floor living room
- Up to five bedrooms and two bathrooms
- Off-street parking
- Close to Flemingate development
- Good access to town centre
- Council tax band D. EPC rating C.

A substantial modern end-townhouse extending to approximately 1,450 square feet with extremely versatile accommodation offering up to five bedrooms arranged over four floors. The house is located within close proximity to the very popular Flemingate shopping and entertainment area and also has great access to Beverley town centre.

The accommodation is also ideal for modern family life having a substantial kitchen living dayroom at ground floor, with further reception room at first floor level, along with five bedrooms and two bathrooms. Off-street car parking is available and the garage has been converted to provide a store and utility area. The rear garden has been landscaped with stone and gravel paving for ease of maintenance.

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

Tiled floor, return staircase to first floor, built-in cloaks cupboard and radiator.

CLOAKROOM

Low level WC, tiled floor and radiator.

KITCHEN LIVING DAYROOM

18'2 x 16'4 (5.54m x 4.98m)
A super light and spacious room with an extensive range of white base and eye level units along with matching centre island incorporating integrated fridge freezer, five ring gas hob and electric double oven. 1 1/2 bowl single drainer sink unit, sealed unit double glazed skylight, bifold doors to rear garden, tiled floor and vertical radiator.

UTILITY

8'8 x 8' (2.64m x 2.44m)
Fitted units and gas fired central heating boiler.

FIRST FLOOR LANDING

LIVING ROOM

16'6 x 10'6 opening to 12' (5.03m x 3.20m opening to 3.66m)
PVCu sealed unit double glazed windows and two radiators.

BEDROOM 1

16'5 x 17'5 max (5.00m x 5.31m max)
PVCu sealed unit double glazed French doors to Juliet balcony, PVCu sealed unit double glazed window and radiator.

EN-SUITE

Shower in corner cubicle with wash basin and low level WC, part tiled walls, PVCu sealed unit double glazed window and radiator.

SECOND FLOOR LANDING

Built-in cupboard housing hot water cylinder.

BEDROOM 2

14'6 x 8'6 (4.42m x 2.59m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

15'3 x 8'6 (4.65m x 2.59m)
PVCu sealed unit double glazed windows to two elevations and radiator.

BEDROOM 4

10'7 x 7'8 (3.23m x 2.34m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'8 x 7'8 (2.34m x 2.34m)
Panelled bath with wash basin and low level WC, tiled floor, PVCu sealed unit double glazed window and radiator.

THIRD FLOOR LANDING

BEDROOM 5 / OFFICE

12' x 7' (allowing for restricted headroom) (3.66m x 2.13m (allowing for restricted headroom))
Sealed unit double glazed skylights, PVCu sealed unit double glazed window, timber floor, eaves storage cupboard and vertical radiator.

OUTSIDE

Brick sett driveway offering parking for up to two cars along with garden store. At the rear of the property is an attractively landscaped paved and gravelled garden with planting beds.

GARDEN STORE

9' x 8'7 (2.74m x 2.62m)
Forming part of the original garage having roller-shutter door.

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



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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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.