



Quick & Clarke

PROPERTY SPECIALISTS

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11 Barkers Mill, Beverley HU17 0UJ
£335,000

- No Onward Chain - Move-in ready
- Prime Backside Location - A Short walk to Flemingate and Beverley town centre
- Flexible Living Space - Four bedrooms arranged over three floors
- South-Facing Garden - Low-maintenance, private paved suntrap
- Modern Kitchen & Living - High-gloss kitchen and spacious lounge diner with beck views
- Principal En-Suite - Master bedroom with fitted wardrobes and private shower room
- Garage & Driveway - Off-street parking plus a secure single garage
- Pristine Condition - Recently refurbished kitchen, utility, and shower room.
- EPC: C Rating
- Council Tax Band: E

Pristinely presented throughout, this versatile four-bedroom townhouse occupies an enviable Beckside location within walking distance of both the Flemingate Development and Beverley town centre. Positioned to offer the perfect balance of central convenience and a peaceful, scenic backdrop, the home is offered to the market with no onward chain.

The adaptable layout is arranged over three floors, featuring a ground floor utility room, shower room, and a double bedroom ideal for use as a home office. On the first floor, a modern high-gloss kitchen with integrated appliances and breakfast bar sits alongside a bright, spacious lounge diner taking full advantage of views over the beck. The top floor houses three further bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite shower room, served by a contemporary family bathroom.

Outside, the property benefits from a low-maintenance, south-facing garden with mature borders, together with driveway parking and a single garage. Early viewing is highly recommended to appreciate the quality and location on offer.

LOCATION

Positioned in the small cul-de-sac of Barkers Mill, accessed directly off Waterside Road, this property occupies a prime spot within Beverley's sought-after Beckside area. The home enjoys attractive views overlooking Beverley Beck, offering a scenic backdrop while remaining exceptionally convenient for daily amenities. The popular Flemingate retail and leisure development is just 0.3 miles away, with Beverley railway station and the vibrant town centre both within a half-mile walk.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

20'10" x 7'8" (6.35m x 2.34m)
Modern composite front door with multi-point locking system and window to one side. Part tiled flooring and part carpeted and with a large storage cupboard under stairs.

BEDROOM 4

9'2" x 9'2" (2.79m x 2.79m)
Situated on the ground floor a double bedroom with attractive views onto the beck.

SHOWER ROOM

6'1" x 4'8" (1.85m x 1.42m)
With a three piece sanitary suite comprising corner shower enclosure, vanity hand wash basin and back to the wall w.c. Heated towel rail and porcelain tiled floor.

UTILITY ROOM

8'8" x 7'8" (2.64m x 2.34m)
Base and larder storage units, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Modern composite door opening onto the rear garden area adjacent to the beck and window to one side.

FIRST FLOOR

LANDING

17'5" x 5'11" (5.31m x 1.80m)
Window to front elevation and intercom phone linking the intercom system by the front door.

LIVING ROOM

17'4" x 16'7" maximum (5.28m x 5.05m maximum)
A very well proportioned living room of an L-shape with bay window overlooking Beverley's beck. A focal point of the room is the contemporary fireplace housing gas living flame fire with granite hearth and back. Further window in the dining area overlooking the beck.

DINING KITCHEN

11'0" x 9'8" (3.35m x 2.95m)
A stunning modern kitchen offering a range of wall and base storage units with gloss fronts, complementing quartz work surfaces and contrasting glass splashback. Integrated breakfast bar, induction hob with extractor over, integrated double oven, fridge, freezer and dishwasher. Porcelain sink and drainer. Window to the front elevation.

SECOND FLOOR

LANDING

With window to the front elevation.

PRINCIPAL BEDROOM

15'10" into bay x 10'11" (4.83m into bay x 3.33m)
With an extensive range of modern fitted wardrobes and drawer units with gloss fronts. Bay window with scenic views overlooking Beverley Beck and storage cupboard housing hot water cylinder.

EN-SUITE SHOWER ROOM

5'8" x 4'5" (1.73m x 1.35m)
Three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and corner shower enclosure. Beautifully tiled walls and floor. Heated towel radiator and shaver point.

BEDROOM 2

11'1" x 10'9" reducing to 8'10" (3.38m x 3.28m reducing to 2.69m)
Two windows to front elevation.

BEDROOM 3

9'1" x 6'9" (2.77m x 2.06m)
A generous sized single bedroom. Window to rear elevation.

BATHROOM

6'10" x 5'8" (2.08m x 1.73m)
With a modern three piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, back to the unit w.c. and integrated storage and vanity shelf. Modern P-shaped bath with shower over, rainfall showerhead and standard hand shower. Window to the front elevation and chrome heated towel radiator.

GARAGE

8'10" x 16'1" (2.69m x 4.90m)
Electric up and over door. Supplied with light and power and with base storage units.

OUTSIDE

A compact southerly facing front garden which is adjacent to the cul-de-sac and driveway. Landscaped for ease of maintenance this beautiful sun trap of a garden has attractive planting together with a brick and fenced boundary and has a feeling of privacy with a timber gate providing access from the driveway.

To the rear, a wrought-iron fenced garden features direct gate access to the beck side. The space is laid with brick setts and includes a granite bench alongside a folding balcony table (included in the sale), offering a pleasant area for outdoor dining.

The driveway is brick sett and with parking for one car.

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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