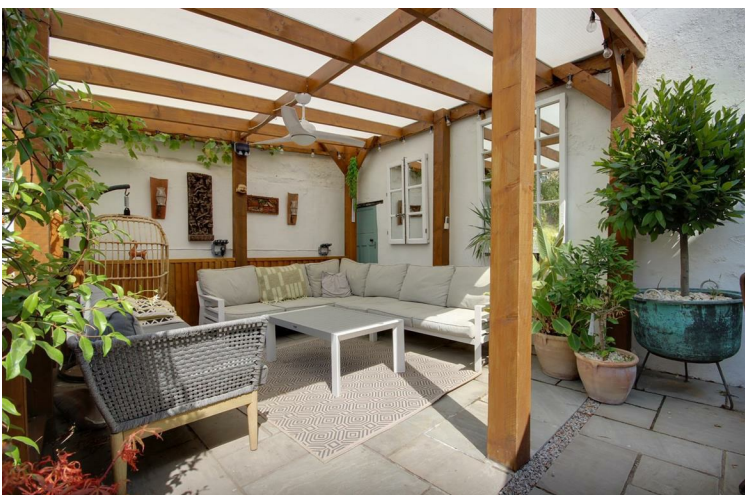




Quick & Clarke

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



65 Flemingate, Beverley HU17 0NZ
£595,000

- Period townhouse
- Close to Beverley town centre
- Over 3,100 square feet
- Exceptional quality throughout
- Significant off-street car parking
- Large garden to rear
- Short walk to town centre
- Outstanding entertainment space
- Council Tax Band: E
- EPC Rating: D

This must be the best value for money property currently available. 65 Flemingate is an incredible Grade II listed home which, behind the handsome double fronted facade sits the most wonderful high quality accommodation that you could wish for, all of which is located only a short walk to Beverley town centre and has the huge benefit of its own private driveway and turning area with significant off-street car parking facility, garaging, beautiful garden and amazing entertaining space.

This is without doubt one of the finest properties available on the open market which mixes some stunning period features and architectural aspects. Viewing this property will not only confirm its quality but will also reveal some further surprises!

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

Period turned staircase with part panelled walls, ornate Victorian style floor tiles and radiator.

LIVING ROOM

16'3" x 15' (4.95m x 4.57m)
Ornate period painted slate fireplace with cast iron inset on stone hearth, ceiling cornice, picture rail and ceiling rose, painted timber floor and radiator.

SITTING ROOM

15'3" x 14'9" (4.65m x 4.50m)
Ancient brick fireplace housing contemporary log burner on brick hearth, ceiling cornice and picture rail, sash window, timber floor and radiator.

FAMILY ROOM

22' x 15' (6.71m x 4.57m)
Stunning timber roof detail, inset brick and stone fireplace with tile hearth and log burner along with parquet timber flooring.

KITCHEN

15'9" x 15' narrowing to 7'3" (4.80m x 4.57m narrowing to 2.21m)
Timber units and worktops with one and a half bowl ceramic sink unit, range cooker and door to outside.

PANTRY

5'9" x 4' (1.75m x 1.22m)
A range of fitted shelving.

FIRST FLOOR

LANDING

Turned staircase, sash window and radiator.

MASTER SUITE

24'3" x 16'6" (7.39m x 5.03m)
Comprising:

BEDROOM

Tiled fireplace, picture rail and ceiling coving, sash window and radiator.

DRESSING ROOM

Period tiled fireplace and radiator.

EN-SUITE

Shower with glazed screen and tiled surround, wash basin with cupboard below and low level w .c., tiled floor and chrome towel radiator.

BEDROOM SUITE 2

25'6" x 14'10" (7.77m x 4.52m)
Accessed via separate staircase or through 'secret door' from Bedroom 3. Offering period cast iron fireplace with two Yorkshire sash windows and radiator.

DRESSING ROOM

Fitted wardrobes and radiator.

EN-SUITE

Monsoon shower with glazed screen, pedestal wash basin and low level w.c., tiled floor, half tiled walls and period style cast iron radiator.

BEDROOM 3

15' x 15' (4.57m x 4.57m)
Fitted wardrobe, ceiling coving, sash window and radiator.

FAMILY SHOWER ROOM

9' x 6'9" (2.74m x 2.06m)
Monsoon shower with glazed screen, pedestal wash basin, tiled floor and walls, period style chrome towel radiator and sash window.

SEPARATE W.C.

Period tiled walls and low level w.c.

SECOND FLOOR

BEDROOM 4

14' x 13'3" maximum (4.27m x 4.04m maximum)
Period brick fireplace with cast iron inset and tiled hearth, exposed period timber floorboards and walk-in airing cupboard housing hot water cylinder and central heating boiler.

BEDROOM 5

16'5" x 13'3" maximum (5.00m x 4.04m maximum)
Exposed timber floorboards, period tiled fireplace and Yorkshire sash window.

OUTSIDE

The garden is an absolute hidden gem and will also reveal an incredible surprise to those who view! The property benefits form its own gated driveway which is brick sett, offering off-street car parking for ample cars along with a turning facility. The garden is mainly laid to lawn with a substantial stone paved terrace incorporating a covered seating entertainment area, all of which is complemented by the mature planting.

To the centre of the garden is a wonderful World War II bomb shelter disguised as a rockery and a most delightful brick and tile barn converted for entertainment purposes.

GARAGE

16' x 12' (4.88m x 3.66m)
The property benefits from a brick and tile garage offering double doors having light and power laid on along with a further matching storage shed.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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



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.