



QUICK&CLARKE

The Property Specialists

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65 Main Street, Beswick YO25 9AU
£425,000

- Spacious accommodation - 1,874 square feet
- No onward chain
- Multiple reception rooms - 3 versatile rooms
- Four double bedrooms and two bathrooms
- Skirting open fields
- Double garage and ample parking
- Light and bright throughout
- AGA stove in kitchen
- Council Tax Band: E
- EPC Rating: TBC

Step inside this spacious family house and you are greeted by a light and bright atmosphere that flows throughout the home. The ground floor boasts three well-proportioned reception rooms, offering flexibility for family living, formal dining, or creating a comfortable home office. The kitchen is well-equipped and provides a practical space for everyday cooking, with the added benefit of a separate utility room for laundry and storage.

Upstairs, you will find four generous double bedrooms, each offering comfortable and spacious accommodation. The property also benefits from two bathrooms, catering perfectly to the needs of a growing family.

Externally, the property is equally impressive. A driveway provides parking for up to four vehicles and leads to a double garage, offering secure parking and additional storage space. The gardens are well-maintained and offer a lovely outdoor space to enjoy. A particularly appealing feature is the useful summer house, providing a tranquil retreat or versatile space for hobbies or entertaining.

The location is a true highlight of this property. Situated in a quiet village, residents can enjoy a peaceful lifestyle while having excellent access to the amenities and attractions of both Beverley and Driffield. The property also skirts open fields, offering beautiful countryside views and opportunities for walks and enjoying nature right on your doorstep.

This is a wonderful opportunity to purchase a spacious and well-located family home which has the benefit of no onward chain. .

LOCATION

Beswick, a charming and quiet village in East Yorkshire, enjoys a prime location almost equidistant between the bustling market town of Beverley (7 miles) and the more agricultural town of Driffield (6.8 miles). This offers residents the benefit of peaceful village life while being within easy reach of a wider range of amenities, shops, and services in both larger towns. The village itself likely fosters a close-knit community atmosphere and is surrounded by the beautiful countryside of East Yorkshire, making it an ideal setting for those seeking a tranquil rural escape with excellent transport links.

The property is located on the South Eastern side of the village when you approach from the South (Beverley).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

20'9" x 5'8" (6.32m x 1.73m)
With modern uPVC glass panelled front door, oak style laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

17'5" x 11'9" (5.31m x 3.58m)
A light and bright dual aspect room with windows to both front and side. A wood burning stove is set in a fireplace with tiled hearth and has engineered oak flooring.

DINING ROOM

18'11" x 11'9" (5.77m x 3.58m)
A very well proportioned room which allows for flexibility of layout. French doors open onto the rear garden. Window to the side aspect.

FAMILY ROOM/SITTING ROOM

12'8" x 11'9" (3.86m x 3.58m)
Opening directly through an archway from the kitchen and with French doors opening onto the front of the property.

KITCHEN

13'9" x 11'9" (4.19m x 3.58m)
Offering a good range of wall and base storage units with grey coloured fronts, rolled edge granite work surfaces and ceramic tile splashbacks. Four ring electric hob with extractor over, integrated oven, oil fueled AGA with double oven and double hob top, Belfast sink, centre island, integrated fridge, freezer and dishwasher. Window to rear elevation.

UTILITY ROOM

11'11" x 5'8" (3.63m x 1.73m)
With wall, base and larder units to match those in the kitchen. Stainless steel sink and drainer. Integrated freezer, washing machine and uPVC glass panelled door opening onto the rear garden with window to one side.

W.C.

5'8" x 3'4" (1.73m x 1.02m)
With w.c. and floor mounted oil boiler. Window to rear elevation.

FIRST FLOOR

MASTER BEDROOM

13'10" x 11'10" (4.22m x 3.61m)
Window to rear elevation.

EN SUITE SHOWER ROOM

With a three piece sanitary suite comprising corner shower cubicle, close coupled w.c. and vanity hand wash basin. Fully tiled walls and window to the rear elevation.

BEDROOM 2

18'11" x 11'9" reducing to 11'2" (5.77m x 3.58m reducing to 3.40m)
A very generous sized room with window to the rear elevation.

BEDROOM 3

12'9" x 11'10" (3.89m x 3.61m)
Window to front elevation.

BEDROOM 4

11'9" x 9'8" (3.58m x 2.95m)
Window to front elevation and laminate flooring.

FAMILY BATHROOM

11'9" x 7'3" (3.58m x 2.21m)
With a four piece sanitary suite comprising attractive roll top bath, shower cubicle, close coupled w.c., pedestal hand wash basin. Cupboard housing the hot water cylinder. Tiled walls and floor. Window to the side elevation.

OUTSIDE

The property is set back from the road with a tarmac drive leading down the side of the property and providing ample parking for several vehicles.

The front garden is lawned with a number of ornamental shrubs and trees which give a good level of privacy to the front of the property.

The rear garden is generously sized and has the benefit of skirting open fields to the rear. With established borders there is a patio area adjacent to the rear of the house with a further decked seating area situated adjacent to a large summerhouse. The summerhouse offers a multitude of uses and has light and power.

DOUBLE GARAGE

19'2" x 18'0" (5.84m x 5.49m)
With up and over door and side courtesy door. Supplied with light and power. Further storage in the roof space.

SERVICES

Mains electricity and mains water services are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil 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



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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