



Quick & Clarke

PROPERTY SPECIALISTS

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70 Beckside, Beverley HU17 0PD
£350,000

- Wonderful Grade II listed home
- Larger than many four bed detached houses
- Approximately 1,365 square feet
- Three bedrooms
- Two receptions
- Substantial garden
- Private side driveway
- Heart of the historic Beckside of Beverley
- Great access to Flemingate Centre and town
- Council Tax Band: D EPC Rating: E

A wonderfully historic double fronted residence believed to date back to the late 18th Century and Grade II listed for its architectural and historic importance. Offering approximately 1,365 square feet of living space this three bedroomed property is significantly larger than many four bed detached houses available today. Number 70 Beckside offers everything that the modern family could want having two reception rooms with a substantial kitchen and utility at ground floor level. To the first floor there are three very good size double bedrooms along with a modern family bathroom and the home is complemented by the very well proportioned gardens with private side driveway offering excellent off street car parking facility and super entertainment space on the rear terrace and garden.

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 and under stairs storage cupboard.

SITTING ROOM

13'7" x 13'0" (4.14m x 3.96m)
Timber fireplace with quarry tile hearth and open fire. Sash window to the front elevation. Two radiators.

LIVING ROOM

13'7" x 13'0" (4.14m x 3.96m)
Slate tile floor. Feature electric stove, radiator and return staircase to first floor. Sash window to front elevation.

KITCHEN

19'10" x 8'0" (6.05m x 2.44m)
Having a range of base and eye level units with marble effect roll edge work surfaces incorporating a double bowl sink unit, integrated dishwasher and fridge along with plumbing for automatic washing machine. Door to outside. Yorkshire sash window overlooking rear garden and radiator.

UTILITY

6'2" x 5'0" (1.88m x 1.52m)
Built-in cupboard housing gas fired central heating boiler. Yorkshire sash window overlooking rear garden and plumbing for automatic washing machine.

CLOAKROOM

Low level w.c. and wash basin. Radiator.

FIRST FLOOR

LANDING

Built-in storage cupboard.

BEDROOM

13'8" x 13'0" (4.17m x 3.96m)
Painted exposed floorboards with Period cast iron fireplace and tile hearth. Fitted wardrobe. Sash window to front elevation and radiator.

BEDROOM 2

13'0" x 10'0" (3.96m x 3.05m)
Fitted wardrobes and painted floorboards. Sash window to front elevation and radiator.

BEDROOM 3

16'5" x 8'0" (5.00m x 2.44m)
Yorkshire sash window and radiator.

BATHROOM

10'0" x 8'0" (3.05m x 2.44m)
Panelled bath with shower over, wash basin and low level w.c. Painted floorboards. Yorkshire sash window and radiator.

OUTSIDE

The property offers excellent outside space with side driveway leading to private gravelled car parking space along with further astro turf and gravelled garden.

There is a rear stone terrace accessed directly from the kitchen leading to a very good size lawned garden with flowerbeds. There is a large timber garden shed offering excellent workshop or storage facility along with external powerpoints and EV charger point.

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



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.