



Quick & Clarke

PROPERTY SPECIALISTS

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39 Main Street, Beswick, Driffield YO25 9AS
£265,000

- 2/3 bed period village cottage
- No onward chain - vacant possession
- Characterful & homely
- Double glazing, modern pressurised hot water & oil c/h
- Well proportioned garden & vegetable plot
- Several outbuildings
- Convenient for Beverley & Driffield
- Council Tax Band: D
- EPC Rating: E

Offered with no onward chain, this attractive, well-proportioned period cottage sits in a convenient location between Beverley and Drifffield. Having been updated with double glazing and oil-fired central heating with a pressurised hot water cylinder, the property offers great potential while retaining its traditional character.

The versatile ground floor includes a modern kitchen, a ground floor shower room, and two reception rooms, one of which can easily be repurposed as an additional bedroom. Upstairs, the first floor provides two double bedrooms.

Attractively positioned on a generously sized plot, the cottage features a good-sized garden, a vegetable plot and a selection of brick outbuildings. Additionally, buyers have the unique opportunity to lease a much larger area of garden and orchard (strictly offered on a yearly licence for use as a private garden only). Viewing is highly recommended to appreciate everything this property has to offer.

LOCATION

Centrally positioned in the attractive village of Beswick, the property sits conveniently off the A164 near St. Margaret's Church, roughly 6.5 miles from Drifffield and 12 miles from Beverley. This convenient position places the East Coast and both vibrant market towns within easy reach, while offering immediate access to the surrounding countryside.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber front door with central obscured glass panel, doors leading off into the ground floor reception rooms/bedroom and cupboard under the stairs.

LIVING ROOM

15' x 15' (4.57m x 4.57m)
A very well proportioned living room which is dual aspect, having windows to both front and side. Beamed ceiling and hanging rail positioned above the fireplace which houses a wood burning stove set on a quarry tile hearth with oak mantel above. Storage cupboards in alcove to one side of the fireplace and door opening onto the stairs which lead to the first floor accommodation.

SITTING ROOM/BEDROOM 1

12'10" x 15' (3.91m x 4.57m)
A further very well proportioned sitting room which could be repurposed to a bedroom with window to the front elevation, open fireplace which could take a wood burning stove or similar with quarry tile hearth and oak mantel above. Characterful beams to ceiling.

KITCHEN

17'3" x 8'10" (5.26m x 2.69m)
A modern fitted kitchen with contemporary grey wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, space for Range with extractor over, space and plumbing for washing machine, dishwasher and fridge freezer. Window to the rear elevation and door opening onto the rear garden, floor mounted oil boiler.

PANTRY

5'3"x 4'3" (1.60mx 1.30m)
Shelved out for storage and with window to the rear elevation.

MODERN SHOWER ROOM

8'11" x 5'4" (2.72m x 1.63m)
Walk-in double shower enclosure, vanity unit with glass counter top hand wash basin, tiled splashbacks, heated towel radiator and window to the side aspect.

SEPARATE W.C.

Close coupled w.c. and window to the rear elevation.

FIRST FLOOR

LANDING

Velux skylight.

BEDROOM 2

14'10" x 15' (4.52m x 4.57m)
Sloping ceilings, window to the side elevation and double wardrobe housing the modern pressurised hot water cylinder.

BEDROOM 3

15' x 13'3" (4.57m x 4.04m)
Sloping ceilings and two windows to the side aspect.

OUTSIDE

The property fronts directly onto the pavement in keeping with its heritage. A double timber gate provides access from the side of the property onto a largely lawned garden and which offers the potential for off-street parking.

The rear garden is well proportioned for a property of this type with a partially enclosed dog run positioned immediately adjacent to the kitchen with a timber fence and gate. To the rear of the garden is a further timber gate set into a period wall which gives access to a further generously sized vegetable plot.

Within the garden there are six brick outbuildings/original stables all set in one block and which could be repurposed for different uses.

NB The garden to this property extends to the stakes where the owner will erect a fence should the purchaser not wish to lease the further area of garden and orchard.

ADDITIONAL GARDEN/ORCHARD

The purchaser of 39 Main Street will have the option to lease an additional, generous plot of land, currently utilised as an extended vegetable garden and productive orchard.

This additional garden will be offered on a yearly licence for use as a private garden only. Please contact the office for further details.

COVENANT REQUIRING PRIOR WRITTEN APPROVAL

Any external alterations to the property will require consent by the vendor (any consent not to be unfairly withheld). The purchaser to pay all the vendor's reasonable expenses.

SERVICES

Mains water, electricity and drainage 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 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.