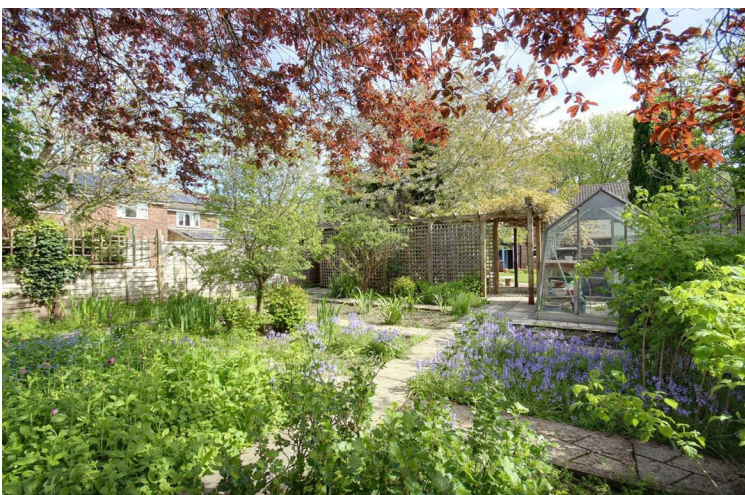




Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
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6 The Leases, Beverley HU17 8LD
Offers Over £299,950

- Requiring some modernisation but offering huge potential as a forever family home or downsize to the “good life”.
- Large beautifully tended westerly facing garden
- Two off street parking spaces plus garage
- Located between the Westwood and the town centre
- Just a five minutes walk to all the shops, restaurants and facilities of Beverley's town centre.
- Council Tax Band: C
- EPC Rating: Awaited
- No onward chain

Offering immense potential, this property serves as a superb blank canvas. Its standout feature is the beautifully tended, large westerly-facing garden which backs onto Beverley Minster School playing fields.

Occupying an enviable position within Beverley’s 'Golden Triangle'—perfectly placed between the town centre and the Westwood Pastures—the location is truly hard to beat. There is also significant scope to extend into the garage or garden, subject to the necessary permissions.

The property is within the catchment areas for Beverley High and Grammar schools and is well-proportioned throughout. Importantly, it is offered with no onward chain.

LOCATION

The property is located on the leafy street of The Leases, a road which runs parallel to Lairgate. It lies in a superb position between the town centre amenities and the Westwood Pastures. Park your car on Friday evenings and have no need to use it all weekend.

Occupying a fantastic plot and having the largest garden within this block of houses the property has a superb westerly aspect to the rear and backs onto Beverley Minster Primary School playing fields.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

8'9" x 7'5" (2.67m x 2.26m)
uPVC stained glass panelled front door and stairs to the first floor accommodation.

CLOAKROOM

8'9" x 2'10" (2.67m x 0.86m)
Two piece sanitary suite comprising close coupled w.c. and wall hung hand wash basin. Window to front elevation.

OPEN PLAN LIVING / DINING ROOM

22'6" x 13'4" reducing to 11'9" (6.86m x 4.06m reducing to 3.58m)
Running from the front to the back of the house and being dual aspect the front window overlooks the front garden and there are patio doors to the rear which lead out onto the westerly facing patio area of the garden. The focal point of the room is an ornate carved fireplace with marble hearth and back.

KITCHEN

12'7" x 8'10" maximum (3.84m x 2.69m maximum)
Offering a range of wall and base storage units with cream Shaker fronts, butcher's block laminate work surfaces, stainless steel one and a half bowl sink and drainer, oven and hob. Large storage cupboard under the stairs. Timber door leads through into the utility room.

UTILITY ROOM

11'9" x 5'7" (3.58m x 1.70m)
Space and plumbing for washing machine, fridge and freezer. uPVC glass panelled door opening to the rear garden and internal door opening into the garage.

GARAGE

15'6" x 8'5" (4.72m x 2.57m)
Up and over door. Supplied with light and power.

FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

11'11" x 10'7" (3.63m x 3.23m)
Built-in wardrobes and window to front elevation.

BEDROOM 2

12'9" x 8'10" (3.89m x 2.69m)
Built-in wardrobe and window to rear elevation.

BEDROOM 3

9'10" x 7'6" (3.00m x 2.29m)
Window to front elevation. Storage cupboard in bulk head above stairs.

BATHROOM

5'1" x 5'5" (1.55m x 1.65m)
Two piece sanitary suite comprising pedestal hand wash basin and panelled bath. Window to rear elevation.

WC

5'5" x 2'7" (1.65m x 0.79m)
Window to side elevation.

OUTSIDE

The property includes two parking spaces situated immediately in front of the garage—a significant premium for this sought-after area of Beverley. The front garden has a central shaped lawn surrounded by wide and well tended flower borders.

The rear garden is a standout feature, being remarkably generous for a property of this type. Benefitting from a westerly aspect and backing onto the Minster School playing fields, the outdoor space begins with a patio area that opens onto a shaped lawn. Beyond this, mature planting and trellising cleverly divide the garden into distinct sections. The rear portion has previously been dedicated to fruit and vegetable cultivation, featuring wide vegetable plots bisected by concrete pathways and interspersed with ornamental trees. A greenhouse and storage shed complete this impressive plot.

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).

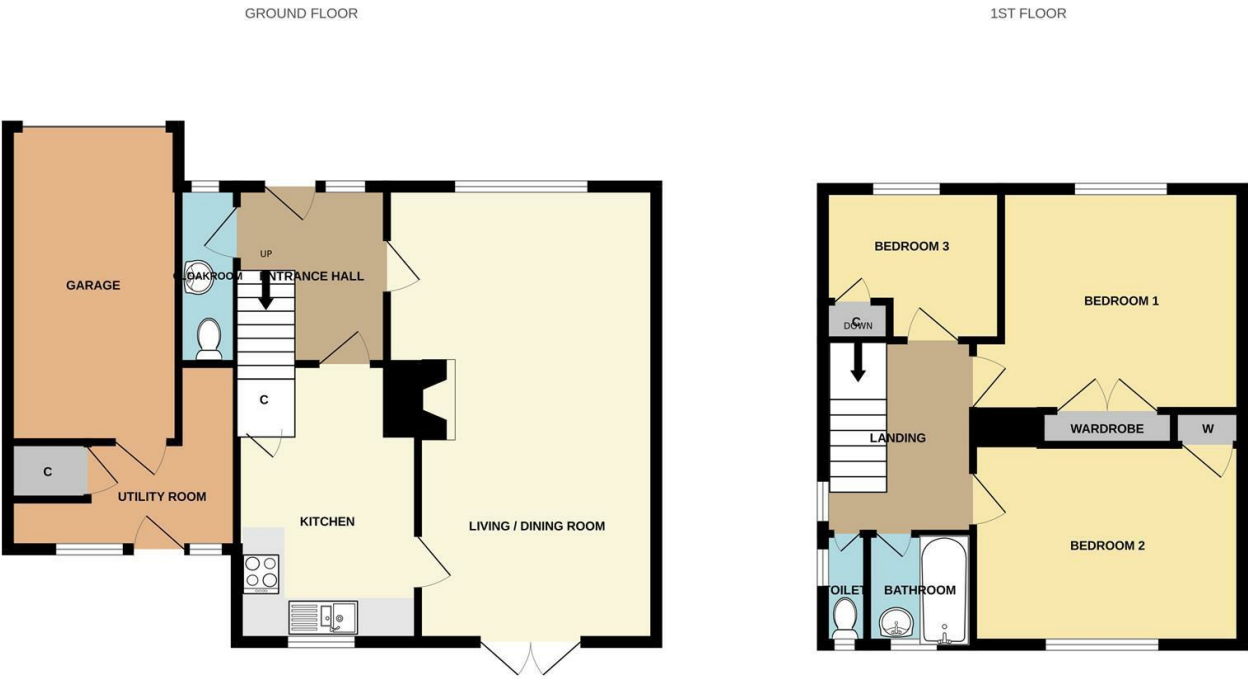
VIEWING

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



VIEWS 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.

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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