



87 Wilbert Lane, Beverley HU17 0AJ
£199,000

- Modern townhouse
- Two bedrooms
- Short distance to Beverley town centre
- Private allocated car parking
- Approximately 600 square feet of living space
- Gardens to front and rear
- Council Tax Band: B
- EPC Rating: C

A modern two bedroomed townhouse located only a short distance from Beverley town centre, offering approximately 600 square feet of living space and having the significant advantage of allocated car parking to the rear.

The property offers an attractive living room with breakfast kitchen at ground floor and having two bedrooms to the front and rear of the house at first floor level along with a modern central family bathroom with shower over bath.

The property stands on a generous plot with brick sett forecourt and an enclosed rear lawned garden with flowerbed.

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

LIVING ROOM

15'4" x 12'0" (4.67m x 3.66m)

Ornamental timber fireplace, return staircase to first floor and understairs cupboard. PVCu sealed unit double glazed box bay window and radiator.

BREAKFAST KITCHEN

12'0" x 9'0" (3.66m x 2.74m)

Base and eye level units with granite effect roll edge worktop, single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden, radiator and door to outside.

FIRST FLOOR

BEDROOM 1 (rear)

12'0" x 9'0" (3.66m x 2.74m)

PVCu sealed unit double glazed windows and radiator.

BEDROOM 2 (front)

12'0" x 7'0" (3.66m x 2.13m)

Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

8'10" x 4'4" (2.69m x 1.32m)

Panelled bath with shower over, wash basin and low level w.c. Built-in cupboard housing gas fired central heating boiler, downlighters and radiator.

OUTSIDE

The property is approached via a brick sett forecourt with parkland style fencing and gated access whilst at the rear is an enclosed lawned garden with flowerbed and access to rear parking space.

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 PVCu double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

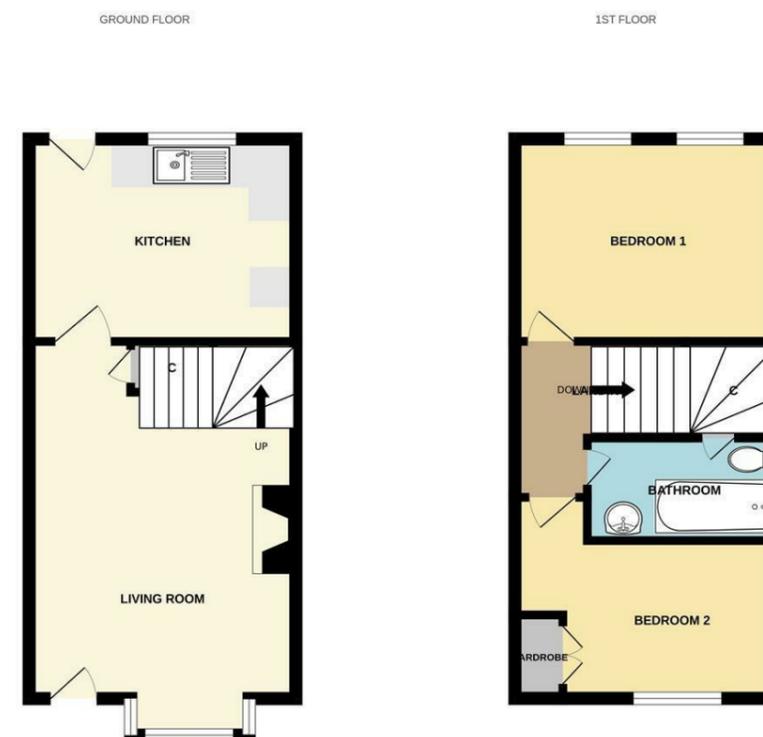
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

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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. Made with Metropix C2026