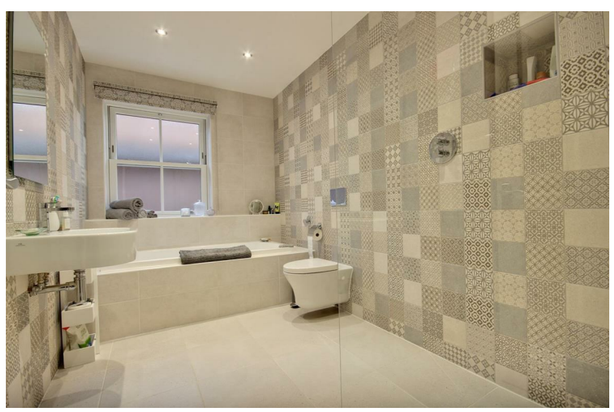

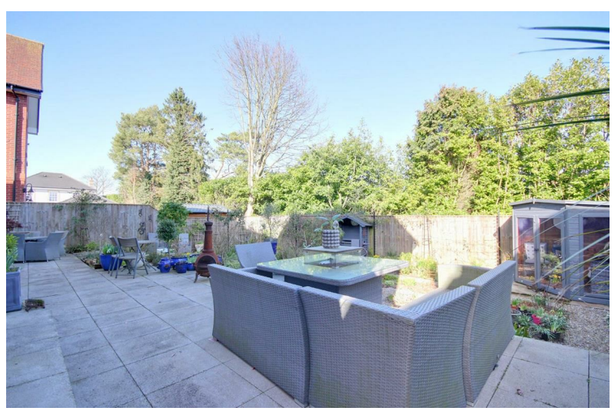

Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
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18 Gallows Lane, Beverley HU17 7FJ

£1,200,000

Beverley | Cottingham | Hornsea | Willerby

- Premier location.
- Over 2,600 square feet.
- Versatile reception rooms.
- Generous bedroom suites.
- Futureproof efficiency.
- Tesla energy storage.
- Advanced climate control.
- Beautiful grounds.
- Pedestrian access to town centre and Westwood.
- Council Tax Band: G EPC Rating: B

A magnificent detached modern residence thoughtfully designed to reflect the Georgian history of this incredible market town whilst offering all the contemporary living that a family needs along with the energy efficiency that few can achieve.

18 Gallows Lane really does offer the best of both worlds and a gentle stroll home from this Georgian market town will take you through the Medieval North Bar along a picturesque tree lined street and lead you to this wonderful home offering over 2,600 square feet of living space comprising two reception rooms, a simply stunning kitchen day room and five particularly well proportioned bedrooms, two of which benefit from en-suite facilities as well as a lovely family bathroom. The architecture reflects our town's Georgian roots yet the technical performance is quite breathtaking with extensive PV cells, a Tesla 2 back-up battery and a heat recovery system making the energy costs within the home ridiculously low. The gardens have been very thoughtfully landscaped and planted offering a range of mature beds with gravelled pathways and areas in which to enjoy outside living to make the most of this lovely external space. There are very few houses of this quality and energy efficiency located so close to the town centre that offer everything a modern family could desire.

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

SNUG
11'3" x 10'4" (3.43m x 3.15m)
Timber effect floor with underfloor heating. Wooden sealed unit double glazed sash window.

ENTRANCE HALL
A lovely spacious welcoming space having staircase to first floor with understairs cupboard. Timber effect flooring with underfloor heating.

CLOAKROOM
Half pedestal low level w.c. with concealed cistern, cantilevered wash basin and tiled floor with underfloor heating.

LIVING ROOM
20'2" x 17'7" into bay (6.15m x 5.36m into bay)
Painted timber fireplace with slate hearth and log burner. Timber effect flooring, hardwood sealed unit double glazed windows overlooking rear garden and underfloor heating.

KITCHEN DAY ROOM
23'4" x 20'0" (7.11m x 6.10m)
This really is the social heart of the home and offers an incredible light and spacious living and entertaining space having an array of base, eye level and larder units with Corian work surfaces and incorporating a matching centre island with breakfast bar. Integrated appliances include an induction hob with feature extractor canopy overhead, two electric ovens and double bowl sink unit. A tiled floor has been laid throughout with underfloor heating. There are hardwood windows and hardwood doors integrate the external terraced entertaining area with the internal space.

UTILITY ROOM
8'9" x 7'3" (2.67m x 2.21m)
With matching base, eye level and larder units having single drainer sink unit with integrated fridge freezer. Wall mounted gas fired central heating boiler. Tiled floor with underfloor heating and wooden sealed unit double glazed window,

FIRST FLOOR

LANDING
Built-in airing cupboard housing hot water cylinder with solar powered water heater adjacent. Period cast iron style radiator.

BEDROOM 1
23'4" x 20'0" maximum (7.11m x 6.10m maximum)
Delightful bedroom suite offering two wooden sealed unit double glazed sash windows to the rear and three period cast iron style radiators.

DRESSING AREA
Offering a range of wardrobe and prep. space. Period cast iron style radiator.

EN-SUITE
Shower with glazed partition, half pedestal w.c. and vanity wash basin with cupboard below. Tiled floor and walls. Wooden sealed unit double glazed window and chrome towel radiator.

BEDROOM 2
19'0" x 11'7" into bay (5.79m x 3.53m into bay)
Wooden sealed unit double glazed windows to the rear. Two period cast iron style radiators.

EN-SUITE
8'10" x 4'0" (2.69m x 1.22m)
Shower with glazed partition, low level w.c. with concealed cistern and cantilevered wash basin. Tiled floor and walls. Chrome towel radiator and sealed unit double glazed skylight.

BEDROOM 3
20'0" x 11'7" (6.10m x 3.53m)
Wooden sealed unit double glazed sash windows and two period cast iron style radiators.

BEDROOM 4
18'0" x 10'0" (5.49m x 3.05m)
Wooden sealed unit double glazed sash window and period cast iron style radiator.

BEDROOM 5
13'6" x 9'8" (4.11m x 2.95m)
Wooden sealed unit double glazed window and two period style cast iron radiators.

FAMILY BATHROOM
11'8" x 6'9" (3.56m x 2.06m)
Fitted bath and shower in glazed cubicle, low level w.c. and cantilevered wash basin. Tiled floor and walls. Wooden sealed unit double glazed sash window and chrome towel radiator.

OUTSIDE
Considerable thought and planning have been put into the landscaped gardens which although filled with an abundance of plants and shrubs is relatively low maintenance allowing for more enjoyment of the outdoor space. There is an open plan garden to the front of the property with side double driveway whilst directly to the rear of the house is a substantial paved terrace seating area and entertaining space leading to a further landscaped garden area with planting and gravel paths also benefitting from a timber summerhouse and seating area.

INTEGRAL DOUBLE GARAGE
20'5" x 18'2" (6.22m x 5.54m)
With two electric remote control up and over doors, also housing the Tesla 2 5kw back-up battery and EV charging point and having light and power laid on and benefitting from a personal access door directly into the entrance hall.

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 wooden sealed unit 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

GROUND FLOOR

1ST FLOOR

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.

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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