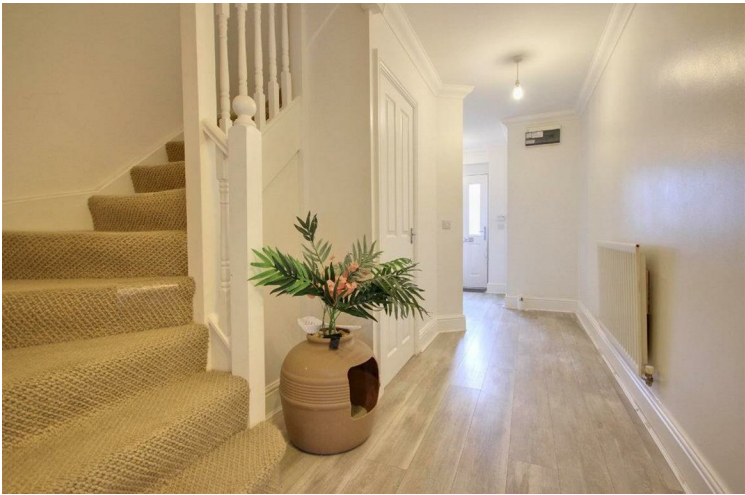




Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
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17 Well Lane, Beverley HU17 9BL
£425,000

- Modern town house
- Stone's throw to town centre
- Integral garage
- Versatile accommodation
- 4 bedrooms
- Ground floor bedroom
- Rear courtyard garden
- Beautifully presented
- EPC Rating: C
- Council Tax Band: E

A wonderfully well presented, modern town house located only a stone's throw away from the amazing mix of shops, restaurants and leisure amenities available within the heart of this historic town centre.

The property offers four bedroomed accommodation over three floors and is extremely versatile, having a ground floor bedroom along with w.c. whilst at first floor there are two reception rooms and kitchen with a master bedroom and en-suite on second floor along with two further bedrooms and the family bathroom. The property also benefits from an integral single garage with rear enclosed courtyard 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

Timber effect floor, return staircase to first floor, understairs storage cupboard and radiator.

CLOAKROOM

Low level w.c. with corner wash hand basin and radiator.

BEDROOM 4

13'2"x 10' (4.01mx 3.05m)
PVCu sealed unit double glazed French doors to courtyard garden and radiator.

FIRST FLOOR

LANDING

Staircase to ground and second floors and radiator.

LIVING ROOM

14'9" x 13'2" (4.50m x 4.01m)
Timber effect floor, ornamental fireplace and log burner on stone hearth, PVCu sealed unit double glazed French doors with Juliet balcony, French doors to dining room and radiator.

DINING ROOM

16' x 9'10" (4.88m x 3.00m)
Timber effect floor, PVCu sealed unit double glazed sash window and two radiators.

KITCHEN

11' x 7'10" (3.35m x 2.39m)
Base and eye level unis with roll edge work surfaces incorporating one and a half bowl stainless steel sink unit, integrated five-ring gas hob with electric oven below, fridge, freezer, washing machine and PVCu sealed unit double glazed sash window.

SECOND FLOOR

MASTER BEDROOM

14' x 13'2" (4.27m x 4.01m)
Timber effect floor, PVCu sealed unit double glazed sash windows and radiator.

EN-SUITE SHOWER ROOM

Having shower in cubicle with low level w.c. and wash hand basin, tiled floor and walls, and chrome towel radiator.

BEDROOM 2

9'10"x 9'10" (3.00mx 3.00m)
Timber effect floor, PVCu sealed unit double glazed sash window and radiator.

BEDROOM 3

11'3" x 7'9" (3.43m x 2.36m)
PVCu sealed unit double glazed sash window and radiator.

FAMILY BATHROOM

6'6" x 6'4" (1.98m x 1.93m)
Panelled bath with shower attachment, low level w.c. and wash basin, tiled floor and walls, and chrome towel radiator.

OUTSIDE

To the rear of the property is an enclosed gravelled courtyard garden offering a good degree of privacy.

GARAGE

Integrated single garage with up-and-over door.

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

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.