



**12 Cherry Tree Lane, Beverley HU17 0BB**  
**£160,000**

- Modern terrace house.
- Approximately 740 square feet.
- Three Bedrooms.
- En-suite to master bedroom.
- Living room and breakfast kitchen.
- Enclosed courtyard garden.
- Car parking space
- Some refurbishment required.
- Excellent first home / investment.
- EPC Rating: D : Council Tax band B

A modern end-terrace Terraced house with rear car parking facility offering approximately 740 square feet comprising living room with dining kitchen and cloak room at ground floor whilst at first floor there is a master bedroom with en-suite shower room, two further bedrooms and family bathroom.

The property is in need of some minor modernisation work but this is reflected in the extremely attractive asking price.

#### 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

##### LIVING ROOM

13'4 x 15'7 (4.06m x 4.75m)  
Feature timber fireplace with marble effect inset and hearth having living flame gas fire. Staircase to first floor, PVCu sealed unit double glazed window and radiator.

##### DINING/KITCHEN

13'4 x 11'8 (4.06m x 3.56m)  
Base and eye level units with roll edge work surfaces incorporating electric oven with gas hob, one-and-a-half bowl single drainer sink unit, wall mounted gas fired central heating boiler, integrated washing machine, PVCu sealed unit double glazed window and french doors to courtyard garden.

##### CLOAKROOM

Low level WC and wash hand basin.

##### FIRST FLOOR ACCOMMODATION

##### LANDING

Radiator

##### MASTER BEDROOM

13'3 x 9'7 (4.04m x 2.92m)  
Built in cupboard, PVCu sealed unit double glazed window and radiator.

##### EN-SUITE

Shower in quadrant cubicle, wash basin and low level WC. sealed unit double glazed skylight and radiator.

##### BEDROOM 2

11' x 6'6 (3.35m x 1.98m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

8'2 x 6'4 (2.49m x 1.93m)  
PVCu sealed unit double glazed window and radiator.

##### BATHROOM

6'6 x 6' (1.98m x 1.83m)  
Paneled bath with wash basin and low level WC, part tiled walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

To the rear of the property is a walled courtyard garden and beyond lies a useful and versatile 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 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](mailto: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.

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 is given as to their operability or efficiency can be given. Made with Metropix C2025