



Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



21 Queens Mead, Lund, Driffield YO25 9TJ
£240,000

- Modern mid-terrace cottage
- Over 800 square feet
- 3 bedrooms
- 22'3" through living room
- Very popular village
- Highly regarded Pub
- Great road access to Beverley
- EPC Rating: D
- Council Tax Band: C

A modern three bedroom cottage property which extends to in excess of 800 square feet, having 22'3" through living room along with kitchen, cloakroom and conservatory at ground floor level whilst at first floor there are three bedrooms and a family bathroom. The enclosed garden is fenced and benefits from an artificial lawn to allow for ease of maintenance and the property also benefits from a single garage

This really is a lovely home in one of the area's most sought after villages and would make a super home or investment opportunity.

LOCATION

Lund is a most sought after residential village located between Beverley and Driffield and being convenient for access to both towns. The village itself is populated by a number of cottage style properties with the highly regarded Wellington public house/restaurant being one of its focal points.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Laminate floor, staircase to first floor and electric radiator.

CLOAKROOM

Low level w.c., wash hand basin and PVCu sealed unit double glazed window.

LIVING ROOM

22'9" x 9'8" narrowing to 8'9" (6.93m x 2.95m narrowing to 2.67m)
Cast iron fireplace with log burner on stone hearth, electric radiator and PVCu sealed unit double glazed window.

CONSERVATORY

14'9" x 7'3" (4.50m x 2.21m)
Electric radiator, PVCu sealed unit double glazed windows and sliding patio door to garden.

KITCHEN

9'10" x 7'9" (3.00m x 2.36m)
Modern base and eye level units incorporating an electric double oven and hob, integrated washing machine, dishwasher and fridge freezer along with single drainer sink unit.

FIRST FLOOR

LANDING

BEDROOM 1

11'6" x 10' (3.51m x 3.05m)
Walk-in wardrobe, PVCu sealed unit double glazed window and electric radiator.

BEDROOM 2

10'8" x 8' (3.25m x 2.44m)
PVCu sealed unit double glazed window and electric radiator.

BEDROOM 3

8' x 6'4" (2.44m x 1.93m)
Sealed unit double glazed skylight.

FAMILY BATHROOM

Panelled bath with electric shower over, vanity wash basin and low level w.c., sealed unit double glazed skylight, tiled floor and chrome towel radiator.

OUTSIDE

To the front of the property is a gravel garden with stonework detail, whilst at the rear is an enclosed fenced garden with artificial lawn and attractive planting beds.

GARAGE

The property benefits from a single brick and tile garage with up-and-over door.

SERVICES

Mains water, electricity and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an electric 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



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.