



**QUICK & CLARKE**  
The Property Specialists

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**4 Blucher Lane, Beverley HU17 0PT**  
**£250,000**



- Modern three bedroom townhouse
- Deceptively spacious accommodation
- 3 bedrooms
- 2 bathrooms
- Good size living room
- 21' kitchen/diner
- Private car parking
- Enclosed courtyard garden
- Good amenities close by
- EPC Rating: B; Council Tax Band: C

A modern three bedroomed terraced townhouse with extensive and surprisingly spacious accommodation arranged over three floors, having good size living room and dining kitchen at ground floor along with cloakroom, whilst at first floor there are two double bedrooms and bathroom. The second floor offers a lovely suite comprising bedroom with en-suite shower room and further functional store.

There are a range of local facilities close by and the property also benefits from its own private car parking space.

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

GORUND FLOOR

ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, tiled floor and radiator.

CLOAKROOM

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

LIVING ROOM

15'6" x 11' (4.72m x 3.35m)  
PVCu sealed unit double glazed windows to two elevaitons and radiator.

DINING KITCHEN

21'5" x 8'6" average (6.53m x 2.59m average)  
A good range of white gloss base and eye level units having stone effect work surfaces incorporating an electric oven and hob, plumbing for automatic washing machine, stainless steel single drainer sink unit, tiled floor, PVCu sealed unit double glazed windows to two elevations and radiator.

FIRST FLOOR

BEDROOM 1

15'6" x 11'3" (4.72m x 3.43m)  
PVCu sealed unit double glazed windows to two elevations and radiator.

BEDROOM 2

12'9" x 10'7" (3.89m x 3.23m)  
PVCu sealed unit double glazed window and radiator.

BATHROOM

9'2" x 5' (2.79m x 1.52m)  
Panelled bath with shower over, wash basin and low level w.c., tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

SECOND FLOOR

BEDROOM 3

14'7" x 11'9" (4.45m x 3.58m)  
PVCu sealed unit double glazed window, skylight and radiator.

EN-SUITE SHOWER ROOM

6'10" x 6'7" (2.08m x 2.01m)  
Shower in quadrant cubicle, low level w.c. and wash hand basin, tiled floor and chrome towel radiator.

WLAK-IN STORE

10'8" x 4'9" (3.25m x 1.45m)  
Gas fired central heating boiler and radiator.

OUTSIDE

The property benefits from an enclosed courtyard garden with decking seating area and planting beds, along with timber garden shed.

CAR PARKING

The property benefits from a private car 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

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 as to their operability or efficiency can be given.  
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