





The Property Specialists

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**2 Blucher Lane, Beverley HU17 0PT**  
**Offers Over £240,000**



- No onward chain
- Vacant possession
- Spacious - arranged over three floors
- Easy to maintain garden
- Excellent lock up and leave
- Private courtyard parking
- Principal bedroom with en-suite shower room
- Council Tax Band: C
- EPC Rating: C

An attractively laid out and well proportioned modern townhouse situated in the Beckside area of Beverley and offering great flexibility of living space. Offered to the market with no onward chain and with vacant possession the property boasts three good sized bedrooms, the principal having an en-suite shower room. With an easy to maintain courtyard garden and parking the property could be an excellent lock up and leave or investment property.

LOCATION

The property is located on the corner of Blucher Lane and Flemingate and overlooking Beverley's historic Beckside to the front. Situated just 15 minutes' walk from the Flemingate centre the property also provides ease of access to the major road network linking Beverley with Hull.

THE ACCOMMODATION COMMPRISES

GROUND FLOOR

ENTRANCE HALL

12'4" x 4'1" max (3.76m x 1.24m max)  
With a composite front door and stairs to the first floor accommodation with cupboard under.

DOWNSTAIRS CLOAKROOM

4'11" x 3'7" (1.50m x 1.09m)  
Two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Window to front elevation.

LIVING ROOM

15'7" x 14'6" (4.75m x 4.42m)  
A very well proportioned living room which is of a size which could allow for both living and dining room furniture. Dual aspect with windows to the front which overlook Beverley Beck and there are French doors which lead out onto the westerly facing courtyard garden.

KITCHEN

8'2" x 8'3" (2.49m x 2.51m)  
With a range of wall and base storage units with white fronts and granite style laminate work surfaces. Four ring electric hob with extractor over and stainless steel splashback. Integrated oven and cupboard housing the modern gas boiler.

FIRST FLOOR

LANDING

Window to rear elevation.

PRINCIPAL BEDROOM

12'3" reducing to 9'8" x 11'11" (3.73m reducing to 2.95m x 3.63m)  
Window to front elevation.

EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising corner shower cubicle, close coupled w.c. and vanity hand wash basin. Window to rear elevation.

BEDROOM 2

8'6" x 11'0" (2.59m x 3.35m)  
Window to front elevation and built-in wardrobe.

BATHROOM

8'2" x 5'1" (2.49m x 1.55m)  
Three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over and glass screen, vanity hand wash basin and close coupled w.c. Window to rear elevation. Partially tiled walls.

SECOND FLOOR

LANDING

With storage cupboard.

BEDROOM 3

15'7" x 9'8" (4.75m x 2.95m)  
Two Velux roof lights and built-in cupboard.

OUTSIDE

The property is situated in a westerly facing and attractive courtyard with a paved easy to maintain garden immediately adjacent to the front door accessed through a picket gate from the shared courtyard. There is an allocated car parking space within the courtyard which is accessed via an archway from Blucher Road.

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)



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.