



QUICK&CLARKE

The Property Specialists

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89 Wilbert Lane, Beverley HU17 0AJ
£199,000

- Modern terraced home.
- Outstanding location.
- Close to town centre.
- Tesco supermarket close by.
- Two double bedrooms.
- Gardens to front and rear.
- Private car parking.
- Central heating and double glazing.
- Council Tax Band: B
- EPC Rating: D

A lovely modern bay fronted terraced house in an outstanding residential locality having excellent access to Beverley town centre with the Tesco Supermarket close by and also offering private car parking facility.

The property would suit a wide variety of uses from occupation to investment to lock up and leave and benefits from a lovely open plan living room along with breakfast kitchen at ground floor whilst at first floor there are two bedrooms and a family shower room. Gas fired central heating has been installed along with PVCu double glazing and the property offers gardens front and rear along with private car parking facility.

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

LIVING ROOM

15'5" x 12'0" (4.70m x 3.66m)
Timber fireplace with marble effect inset and hearth having living flame gas fire. PVCu sealed unit double glazed box bay window. Staircase to first floor with understairs storage cupboard. Radiator.

BREAKFAST KITCHEN

12'0" x 9'0" (3.66m x 2.74m)
Base and eye level units with roll edge work surfaces incorporating an electric oven and hob. Plumbing for automatic washing machine. Single drainer sink unit. PVCu sealed unit double glazed window overlooking rear garden. Door to outside and radiator.

FIRST FLOOR

LANDING

Access to loft via pull down steps. The loft is boarded out for storage.

BEDROOM 1

12'0" x 9'0" (3.66m x 2.74m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12'0" x 7'0" (3.66m x 2.13m)
PVCu sealed unit double glazed window and radiator.

SHOWER ROOM

8'9" x 4'4" (2.67m x 1.32m)
Shower with glazed screen, vanity wash basin and low level w.c. Built-in cupboard housing gas fired central heating boiler. Radiator.

OUTSIDE

To the front of the property is a gravelled forecourt garden with fenced boundary and gated approach whilst at the rear is a low maintenance garden having artificial turf with garden shed and allocated car parking to the rear.

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



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. Made with Metropix C2025