



29 Sloe Lane, Beverley HU17 8ND
Guide Price £200,000

- Period cottage.
- Two reception rooms.
- Two double bedrooms.
- Short walk to Westwood.
- Great access to Beverley town centre.
- Westerly facing courtyard garden.
- Council Tax Band: B
- EPC Rating: D

A Period mid-terrace property located in an outstanding location close to Beverley Westwood having excellent access to the town centre and local amenities. The property offers entrance hall with living room, dining room, kitchen and bathroom at ground floor along with two well proportioned double bedrooms at first floor level, the whole of which is complimented by the rear courtyard garden benefitting from a westerly aspect.

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 COMPRIMES

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

11'5" x 8'10" (3.48m x 2.69m)

Built-in fireside cupboard, PVCu sealed unit double glazed sash window and radiator.

DINING ROOM

13'3" x 12'3" (4.04m x 3.73m)

Feature fireplace with polished stone inset and hearth having living flame gas fire. Sash window and radiator.

KITCHEN

16'4" x 5'0" (4.98m x 1.52m)

Base and eye level units with timber effect work surfaces having single drainer sink unit, gas hob and electric oven, integrated fridge and freezer along with radiator.

REAR LOBBY

Door to outside.

BATHROOM

6'8" x 5'3" (2.03m x 1.60m)

Panelled bath with shower over, wash basin and low level w.c. PVCu sealed unit double glazed window and chrome towel radiator.

FIRST FLOOR

BEDROOM 1

12'2" x 11'6" (3.71m x 3.51m)

Period cast iron fireplace, PVCu sealed unit double glazed sash window and radiator.

BEDROOM 2

12'2" x 10'3" (3.71m x 3.12m)

Period cast iron fireplace, built-in cupboard housing gas fired central heating boiler and overstairs wardrobe. PVCu sealed unit double glazed sash window and radiator.

OUTSIDE

To the rear of the property is a small courtyard garden benefitting from a westerly aspect having planting beds.

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



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 inaccuracy. Prospective purchasers are advised to make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.