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

87 Wilbert Lane, Beverley HU17 0AJ

No onward chain £169,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain / Vacant Possession
- Blank canvas for the new owner
- Private allocated car parking
- Two double bedrooms
- Close to town centre amenities
- Walking distance to the train & bus stations
- Council Tax Band: B
- EPC Rating: C
- Boiler approximately 2 years old
- Gardens to front and rear

The property offers approximately 600 square feet of living space and having the significant advantage of allocated car parking to the rear.

The house has an attractive living room with breakfast kitchen at ground floor and having two bedrooms to the front and rear of the house at first floor level along with a modern central family bathroom with shower over bath.

Standing on a generous plot with brick sett forecourt and an enclosed rear lawned garden with flowerbed.

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
15'4" x 12'0" (4.67m x 3.66m)
Ornamental timber fireplace, return staircase to first floor and understairs cupboard. PVCu sealed unit double glazed box bay window and radiator.

BREAKFAST KITCHEN
12'0" x 9'0" (3.66m x 2.74m)
Base and eye level units with granite effect roll edge worktop, single drainer sink unit, PVCu sealed unit double glazed window overlooking rear garden, radiator and door to outside.

FIRST FLOOR

BEDROOM 1 (rear)
12'0" x 9'0" (3.66m x 2.74m)
PVCu sealed unit double glazed windows and radiator.

BEDROOM 2 (front)
12'0" x 7'0" (3.66m x 2.13m)
Fitted wardrobe, PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM
8'10" x 4'4" (2.69m x 1.32m)
Panelled bath with shower over, wash basin and low level w.c. Built-in cupboard housing gas fired central heating boiler, downlighters and radiator.

OUTSIDE
The property is approached via a brick sett forecourt with parkland style fencing and gated access whilst at the rear is an enclosed lawned garden with flowerbed and access to rear 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

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 ©2026