





The Property Specialists

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43 Wood Lane, Beverley HU17 8BS
£335,000

- Period home
- Superb central location
- Extensive modernisation and refurbishment
- 1,000 square feet
- Three reception rooms

PROPERTY

A beautiful, Victorian bay fronted town house situated in arguably one of the most attractive lanes in Beverley, which has been the subject of substantial and extensive refurbishment to offer modern versatile accommodation in a Period setting. The accommodation extends to approximately 1,000 square feet having living room, dining room, garden room and kitchen with cloakroom at ground floor level, whilst at first floor there are three bedrooms and bathroom. To the rear is a South facing garden and the property is located in an outstanding position only seconds walk to the centre of this historic market town and just a couple of minutes from the delightful open pastures of Beverley Westwood. This really is one not to be missed.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including 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

ENTRANCE HALL
With staircase to the first floor.

LIVING ROOM
12' x 11' 3" (3.66m x 3.43m) With polished stone fireplace, PVCu sealed unit double glazed bay window, ceiling cornicing and radiator.

DINING ROOM

13' 1" x 11' 6" (3.99m x 3.51m) With ceiling cornicing, PVCu sealed unit double glazed window and radiator.

KITCHEN
12' x 7' 10" (3.66m x 2.39m) With an extensive range of newly fitted base and eye level units having gas hob with electric oven and one and a half bowl single drainer sink unit, slate floor, PVCu sealed unit double glazed window and radiator.

GARDEN ROOM
7' 10" x 6' 3" (2.39m x 1.91m) With PVCu sealed unit double glazed French doors to garden, slate floor and radiator.

CLOAKROOM
With low level w.c., slate floor and radiator.

FIRST FLOOR

BEDROOM 1
14' 7" x 12' (4.44m x 3.66m) With ceiling cornicing, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
13' 2" x 9' 3" (4.01m x 2.82m) With PVCu sealed unit double glazed window and radiator.

BEDROOM 3
8' x 6' 1" (2.44m x 1.85m) With PVCu sealed unit double glazed window and radiator.

BATHROOM
5' 4" x 5' (1.63m x 1.52m) Panelled bath with shower over, vanity wash basin and low level w.c. with concealed cistern, part tiled, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE
Traditional Victorian forecourt garden with further South facing garden to the rear having flower beds.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

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.

DOUBLE GLAZING
The property has PVCu Double Glazing.

TENURE
We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING
For full details of the EPC rating of this property please contact our office.

