



24 Long Lane, Beverley HU17 0NH
Price £265,000

- Modern family home
- Three bedrooms
- Delightful views over paddock & Minster to front
- Short walk to town centre
- Over 700 square feet
- Very well presented
- Excellent off-street parking and garage
- Low maintenance garden
- EPC Rating: TBC

THE PROPERTY

An extremely rare opportunity to acquire a modern semi-detached house which is located only a short walk from Beverley town centre, and has stunning views over open paddock land to the front and towards Beverley Minster. The property offers three bedroomed accommodation with a breakfast kitchen and living room at ground floor, along with gardens to the front and rear, a side driveway offering excellent off-street car parking facility and a detached garage.

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

ENTRANCE HALL

Staircase to first floor and radiator.

LIVING ROOM

14'0" x 11'3" (4.27m x 3.43m)

Timber fireplace with tile inset and hearth, understairs storage cupboard, ceiling coving and dado rail, sealed unit double glazed sash window and radiator.

BREAKFAST KITCHEN

14'4" x 10'0" (4.37m x 3.05m)

A range of base and eye level units having roll edge work surfaces and single drainer sink unit incorporating, electric oven and hob, sealed unit double glazed window overlooking the rear garden, door to outside and radiator.

FIRST FLOOR

LANDING

BEDROOM 1

13'5" x 8'2" (4.09m x 2.49m)

Exposed floorboards, sealed unit double glazed window and radiator.

BEDROOM 2

10'9" x 8'2" (3.28m x 2.49m)

Exposed floorboards, sealed unit double glazed window and radiator.

BEDROOM 3

7'0" x 5'9" (2.13m x 1.75m)

Sealed unit double glazed window and radiator.

FAMILY BATHROOM

5'9" x 5'6" (1.75m x 1.68m)

Panelled bath with shower over, wash basin and low level w.c., part tiled walls, sealed unit double glazed window and radiator.

OUTSIDE

The property benefits from a forecourt garden with hedge boundary and a delightful rear paved and sett garden with planting areas.

To the side of the house is a gravel driveway offering excellent off-street car parking facility.

GARAGE

16'5" x 8'10" (5.00m x 2.69m)

Of brick and tile construction with a roller shutter door having light and power laid on.

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 sealed unit 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

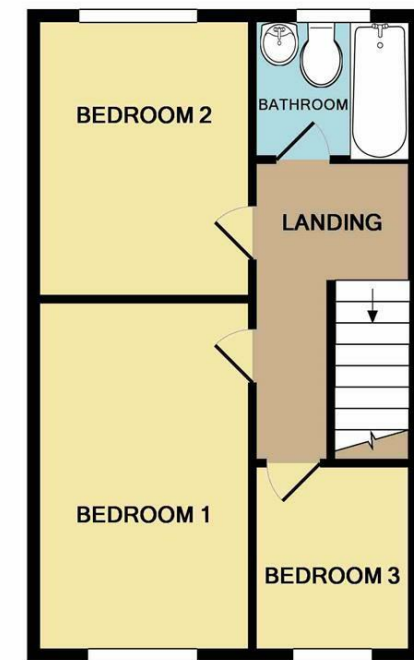
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. 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.



GROUND FLOOR



1ST FLOOR

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 floor plan 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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