





The Property Specialists

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1 Sloe Lane, Beverley HU17 8ND
£360,000

- Fabulous period property
- Adjacent to Beverley Grammar School playing fields
- Well proportioned accommodation
- Three bedrooms
- Two bathrooms
- Characterful homely feel
- Off street parking to the rear
- EPC Rating: E

THE PROPERTY

A fantastic period property situated in an enviable position adjacent to and overlooking Beverley Grammar School playing fields to the rear, offering characterful and homely accommodation, the property has been updated over time with a most attractive kitchen and two modern bathrooms. With off street parking and a Westerly facing garden to the rear, viewing is highly recommended.

LOCATION

The property is located in an attractive position adjacent to the playing fields of Beverley Grammar School and on the corner of Sloe Lane and Queensgate. The location is not overlooked, with greenery out of all windows. A small part of Beverley Westwood can be viewed in the distance through the 3rd bedroom window. The property is an easy walk to the town centre as well as Flemingate. The property is situated close to Beverley Westwood, being only a few minutes walk away. The location additionally offers ease of access to the major road networks.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With a composite front door with a glass panel and stairs leading directly up to the first floor accommodation.

LIVING ROOM

20'1" x 10'10" (6.12m x 3.30m)
A very generous sized room and with a characterful beamed ceiling, the focal point of the room is an arched cast iron fireplace set in a hardwood surround and a tiled hearth. With a superb light and airy feel courtesy of the window to the front elevation and double doors leading through into the conservatory to the rear, a further door leads through into the kitchen.

DINING/SITTING ROOM

11'11" x 12'6" (3.63m x 3.81m)
Allowing versatility of use, this further well proportioned room has a period cast iron fireplace housing an open fire and with a window to both the front and side elevation. A large storage cupboard under the stairs has stripped pine doors.

KITCHEN

13'11" x 7'6" (4.24m x 2.29m)
An attractive and modern kitchen offering a good range of wall and base storage units with butchers block work surfaces and ceramic tiled splashbacks, five ring stainless steel gas Range with extractor above, inset Belfast sink, integrated microwave, fridge freezer and space and plumbing for washing machine, windows to both the front and side elevation and one exposed brick wall.

CONSERVATORY

16'11" x 7'6" (5.16m x 2.29m)
Westerly facing with French doors leading out into the garden. Laminate flooring throughout.

FIRST FLOOR

MASTER BEDROOM

12'5" x 11'10" (3.78m x 3.61m)
With a window to the front elevation and a built in storage cupboard over the stairs.

EN-SUITE SHOWER ROOM

7'5" x 5'7" (2.26m x 1.70m)
With a three piece sanitary suite comprising a corner shower enclosure with an electric Aqualisa shower with a remote button, vanity hand wash basin, low level WC, built in cupboard, chrome heated towel rail and beautifully tiled walls and floor. A further built in cupboard houses the modern Worcester Bosch boiler.

BEDROOM 2

12'5" x 10'11" (3.78m x 3.33m)
With a period cast iron fireplace with a tiled hearth and a window to the front elevation.

BEDROOM 3

11'8" x 7'8" (3.56m x 2.34m)
With a window to the rear elevation and extensive views to the rear leading up to the Westwood. Currently used as a child's bedroom but would be an ideal guest bedroom, fitting a double bed.

BATHROOM

With a three piece sanitary suite comprising a modern 'P' shaped bath with a glass screen and electric Aqualisa shower with a remote button, wall hung hand wash basin with semi-pedestal, low level WC, ceramic tiled walls and floor, chrome heated towel rail and skylight.

OUTSIDE

The property has an attractive and private mature garden to the rear which is largely lawned and with a fenced perimeter. Double gates provide access onto a parking area which is in front of the garage.

GARAGE

The detached brick garage is shared with the neighbouring property. It has a fixed partition and each neighbour has private access to their half. Providing useful storage and with electrical sockets.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has uPVC double glazing.



VIEWS 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.

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