



QUICK & CLARKE
The Property Specialists

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The Castings Waltham Lane, Beverley HU17 8HB
£425,000

- Fantastic town centre position
- Large modern town house
- Unique and versatile layout
- Off street parking and garage
- Easy to maintain courtyard garden
- No forward chain
- EPC Rating: D

THE PROPERTY

Situated in the centre of Beverley, this modern and generously sized town house has been remodelled by the current owner to create a very versatile layout arranged over four floors. With an easy to maintain courtyard garden, generously sized garage and off street parking, this property has huge potential. To the ground floor is the entrance hall, utility room, cloakroom and a bedroom and access to the garage. To the first floor is a generously sized lounge and superb dining kitchen. To the second floor there is the master bedroom with en-suite shower room, a further sitting room and study and to the third floor there are two further bedrooms and a bathroom.

LOCATION

The property is located on the South side of Waltham Lane close to its junction with North Bar Within. This superb position provides instant access to the centre and the amenities of Beverley. Waltham Lane lies across the road from the entrance to St Marys Church and leads up to the car park for the Beverley Arms Hotel.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

22'0" x 7'4" (6.71m x 2.24m)
With a uPVC front door with a stained glass panel, beautiful porcelain tiled floors, stairs to the first floor accommodation with storage cupboard under and radiator under an ornate radiator cover.

DOWNSTAIRS CLOAKS/SHOWER ROOM

With a three piece sanitary suite comprising a low level WC, wall hung hand wash basin and shower cubicle.

UTILITY ROOM

7'9" x 5'11" (2.36m x 1.80m)
With wall and base storage units with oak fronts, composite sink and drainer, space and plumbing for washing machine and tumble dryer, a uPVC glass panelled door opening onto the rear courtyard garden and a continuation of the porcelain tiled floor from the entrance hall.

BEDROOM 2

12'2" x 9'10" (3.71m x 3.00m)
With two windows to the rear elevation, fitted wardrobes with sliding mirrored fronts and porcelain tiled floor.

FIRST FLOOR

LOUNGE

15'8" x 12'7" (4.78m x 3.84m)
With an attractive ornate alabaster fireplace housing a gas living flame fire and two sash windows to the front elevation.

DINING KITCHEN

20'4" x 12'3" (6.20m x 3.73m)
A superb and generous sized dining kitchen with a generous range of wall and base storage units with oak fronts and laminate work surfaces and ceramic tiled splashbacks, eight ring gas Range with extractor over and integrated double oven and grill, composite one and a half bowl sink and drainer, integrated fridge freezer and dishwasher, breakfast bar, porcelain tiled floor, two windows to the rear elevation and space for a table.

SECOND FLOOR

LANDING

With a large storage cupboard.

MASTER BEDROOM

20'4" x 10'10" (6.20m x 3.30m)
With two sets of fitted wardrobes with sliding doors and two windows to the rear elevation. A door through to the:

EN-SUITE BATHROOM

8'10" x 5'9" (2.69m x 1.75m)
With a three piece sanitary suite comprising a panelled bath, vanity unit with counter top hand wash basin, low level WC, Travertine tiled walls and floor.

SITTING ROOM

12'7" x 10'10" (3.84m x 3.30m)
With two windows to the front elevation and stairs up to the third floor.

STUDY

4'10" x 7'3" (1.47m x 2.21m)
With a window to the front elevation.

THIRD FLOOR

BEDROOM 3

10'11" x 11'10" (3.33m x 3.61m)
With a large dormer window to the side elevation with views of St Mary's Church and a built in desk unit.

BEDROOM 4

10'5" x 7'2" (3.18m x 2.18m)
With two Velux windows.

BATHROOM

With a three piece sanitary suite comprising a low level WC, corner shower, vanity unit with counter top hand wash basin and tiled top, ceramic tiled floor and window to the side elevation.

OUTSIDE

The property fronts directly onto the pavement on Waltham Lane in keeping with many of the period properties in this area. There is a small area of parking to the front of the garage.

INTEGRAL GARAGE

18'7" x 12'4" (5.66m x 3.76m)
With an electric up and over door and integral garage providing access from the entrance hall and supplied with light and power.

REAR GARDEN

To the rear and side of the property is a flagged courtyard garden. This easy to maintain seating area is surrounded by period brick walls which create an attractive backdrop.

SPECIAL NOTE

Please note that there is a fire exit from a neighbouring business which opens directly into the courtyard but is for emergency access only.

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 wooden double glazing.

TENURE

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

VIEWING

Contact the agents 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.



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 misstatement. 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 is given for their operability or efficiency can be given.
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