



The Property Specialists

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8 Goths Lane, Beverley HU17 9DY
£135,000

- Three bedrooms
- Off-street parking
- Great central location
- Easy access to railway station
- Rear conservatory
- Well-proportioned kitchen
- EPC : Awaited

THE PROPERTY

A well-proportioned and attractively situated family house boasting three bedrooms and good sized accommodation throughout. Situated on the western end of Goths Lane close to the centre of Beverley, the property is attractively set back from the road and provides parking to the front. With a well-proportioned garden the property also has the addition of a conservatory to the rear and viewing is highly recommended.

LOCATION

The property is located on the south western side of Goths Lane close to its junction with Sample Avenue and Cherry Tree Lane. This convenient location provides ease of access directly into the centre of Beverley and the railway station.

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

12'4" x 6'1" (3.76m x 1.85m)
With a wooden front door with ornate glass panel opening into a wide and welcoming entrance hall with window to front elevation and stairs leading to the first floor accommodation, with storage cupboard under. Exposed beams to ceiling and radiator under ornate radiator cover. Doors lead through to the kitchen and living room.

LIVING ROOM

13'0" x 11'10" (3.96m x 3.61m)
With a pine fire surround housing gas living flame fire, radiator under ornate radiator cover and patio doors opening into the conservatory.

CONSERVATORY

9'6" x 9'3" (2.90m x 2.82m)
A superb extension to this property with a southerly aspect, with laminate flooring and French doors leading out onto the patio area of the rear garden, central ceiling fan.

KITCHEN

12'0" x 10'11" (3.66m x 3.33m)
Modern fitted kitchen offering a generous range of wall and base storage units with laminate worksurfaces and matching breakfast bar, ceramic tiled splashbacks, inset 1 1/2 stainless steel sink and drainer, electric hob set in chimney with stainless steel splashback and matching extractor over, integrated oven, space and plumbing for dishwasher, space for fridge freezer, two windows to the front elevation. Door leads through to the rear lobby and the ground floor WC.

GROUND FLOOR WC

With low level WC and window to the side elevation.

LOBBY / UTILITY ROOM

7'0" x 5'11" (2.13m x 1.80m)
With space and plumbing for washing machine and tumble drier, laminate worksurfaces, tiled floor, timber glass panelled farmhouse door opening onto the rear garden with window to either side.

FIRST FLOOR

LANDING

With access to loft for storage and window to the front elevation.

BEDROOM 1

12'8" x 11'10" (3.86m x 3.61m)
With built-in cupboard, original 1950's fireplace housing an open fire (not tested) and window to the rear elevation.

BEDROOM 2

10'9" x 10'7" (3.28m x 3.23m)
With two fitted cupboards, one housing the hot water tank and shelved out as an air cupboard, window to the rear elevation, radiator under an ornate radiator cover.

BEDROOM 3

8'5" x 7'0" (2.57m x 2.13m)
With window to front elevation and cupboard housing the gas boiler.

BATHROOM

4'10" x 7'6" (1.47m x 2.29m)
With a three piece sanitary suite comprising large corner bath with integrated seat, pedestal wash basin and low level WC, laminate flooring and window to the front elevation, chrome heated towel rail.

OUTSIDE

The property is attractively set back from the road with a wide area of lawn immediately in front of the house and the opportunity for parking. A passageway leads down the side of the property into the rear garden.

The rear garden is of a generous size and southerly facing with a patio area adjacent to the rear of the house and a brick shed. The garden is largely lawned with gravel laid on the flowerbeds for ease of maintenance and a very attractive tree to the rear. There are a number of ornate shrubs and trees and the garden is fenced on three sides for privacy.

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 uPVC Double Glazing.

TENURE

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

VIEWING

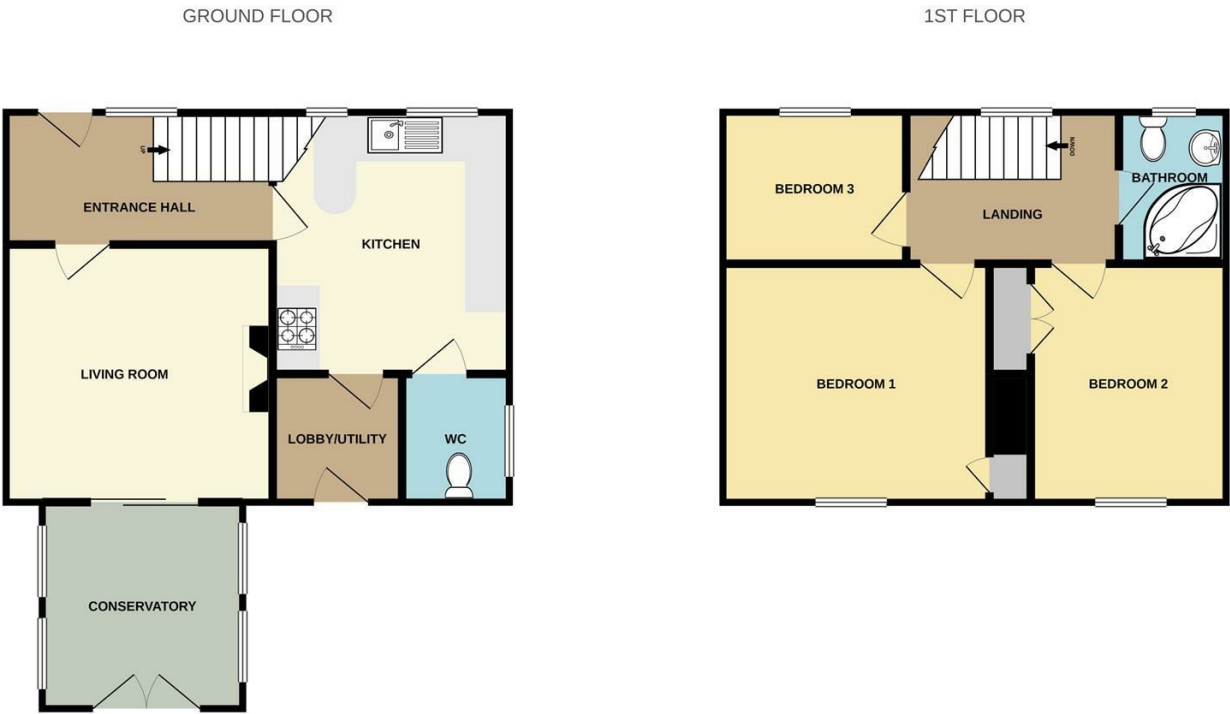
Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

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.



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 ©2020