





The Property Specialists

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15 Well Lane, Beverley HU17 9BL
£425,000

- Town centre living
- Southerly facing garden
- Ground floor bedroom & shower room
- Meticulously updated
- Light & bright
- Close to Wednesday Market
- Views of Beverley Minster
- South Facing 1st Floor Living Room
- EPC - Awaited

THE PROPERTY

A fabulous, modern townhouse offering a superb, flexible layout and with the main living accommodation located on the first floor with elevated views over to Beverley Minster. Light and bright with the living room and principal bedroom having a Southerly aspect, the property has been updated and modernised over time, many of the enhancements being undertaken in the last two years.

Situated just off Wednesday Market, the property has a spacious feel and benefits from a ground floor bedroom and shower room. Three additional bedrooms are located on the second floor, which includes the principal bedroom with ensuite and a further bathroom. The property has an easy to maintain Southerly facing garden to rear and of obvious importance for such a town centre location, the property also has an integral garage for parking.

LOCATION

The property is located in a row of similar modern properties on Well Lane in the centre of Beverley. Well Lane is a cul-de-sac for vehicles and runs between the junction of Champney Road and Lord Roberts Road (the A164) and through to the pedestrianised Butcher Row close to Wednesday Market. This superb position close to all of the amenities also allows for easy access onto the road network. The property benefits from a Southerly aspect to the rear.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A modern composite front door with security locks and attractive frosted patterned panels leads onto an inset mat well within the hallway. The hallway then opens up with a beautiful porcelain tiled floor having underfloor electric heating and complemented by modern electric radiators. Stairs lead to the first floor accommodation with a large storage cupboard under (so large that the owners also currently store their garden furniture in the cupboard). Attractive oak glass panelled doors open into the garden room and utility room and there is a matching unglazed door into the ground floor shower room.

GARDEN ROOM/BEDROOM 4

11'10" x 9'7" (3.61m x 2.92m)
Allowing flexibility of use and currently used as a snug with a range of built-in units including bookcase and drawers. French doors lead out onto the Southerly facing garden and there is a continuation of the porcelain tiled floor with underfloor heating which works independently of that in the entrance hall and utility.

SHOWER ROOM

9'3" x 2'6" (2.82m x 0.76m)
Refitted in 2020, the three piece sanitary suite comprises a wet room shower, close coupled w.c. and pedestal hand wash basin, attractively tiled walls and floor, chrome heated towel rail and wall mounted mirror with inset LED light.

UTILITY ROOM

10'1" x 5'8" (3.07m x 1.73m)
Modern attractive dark grey storage units have contrasting solid wood butcher's block work surfaces and inset Belfast sink, space and plumbing for a washing machine and tumble dryer, Sheila Maid to the ceiling and a continuation of the porcelain tiled floor with underfloor heating from the entrance hall. A composite glass panelled door leads onto the Southerly facing rear garden.

FIRST FLOOR

LIVING ROOM

16'7" x 17'6" reducing to 10'7" (5.05m x 5.33m reducing to 3.23m)
A beautiful light and bright room courtesy of the Southerly facing fenestration. French doors open onto a Juliet balcony which overlooks Lord Roberts Road Garden and with Minster views beyond. An ornate stone fireplace houses a gas living flame fire and double timber doors open into the dining room. The living room has a classic smoky maple hardwood floor which also flows through to the Dining Room.

DINING ROOM

15'4" x 11'10" (4.67m x 3.61m)
A continuation of the hardwood flooring from the living room and sash window to the front elevation. A wide archway leads through into the kitchen.

KITCHEN

7'9" x 11'7" (2.36m x 3.53m)
Open plan into the dining room and with an attractive range of wall and base storage units with complementing laminate work surfaces and ceramic tile splashbacks. The stainless steel range was fitted in 2015 and has a 5 ring induction hob, double oven and grill with stainless steel splashback and extractor over, Franke one and a half bowl sink and drainer, cupboard housing the Worcester Bosch boiler fitted two years ago and with the balance of the warranty, integrated dishwasher, fridge (approximately 15 months old) and freezer. Window to the front elevation.

SECOND FLOOR

LANDING

Benefitting from a light tunnel to provide natural light and a large storage cupboard. Access to the loft which is partially boarded with a light.

PRINCIPAL BEDROOM

15'5" to cupboards by 10'7" (4.70m to cupboards by 3.23m)
Two windows with a Southerly aspect and a range of modern fitted wardrobes with sliding fronts. A door leads through into an en-suite.

EN-SUITE

Refitted in April 2019 with a three piece sanitary suite comprising bidet, close coupled w.c. and pedestal hand wash basin, beautifully tiled walls and wall mounted mirror with inset LED lighting.

BEDROOM 2

11'9" x 9'10" (3.58m x 3.00m)
Window to the front elevation.

BEDROOM 3

8' x 7'10" (2.44m x 2.39m)
Window to the front elevation.

BATHROOM

Refitted in April 2019 and beautifully tiled with a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and modern P-shaped shower bath with thermostatic shower over and chrome heated towel rail, wall mounted mirror with inset LED lighting.

OUTSIDE

In common with many townhouses the property fronts directly onto the pavement of Well Lane with intercom communication to the first floor. The garage is set a little further back from the front of the building and measures 16'3" x 8'6" with a recently fitted electric up-and over door. The garage is alarmed and supplied with light and power. Large enough to park a car, the current owner also has an additional fridge to the rear.

REAR GARDEN

A Southerly facing, enclosed, easy to maintain and attractively paved garden which backs onto the communal garden on Lord Roberts Road and which is separated by an attractive original brick wall which offers a great level of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. In addition there is electric underfloor zoned heating to the ground floor.

DOUBLE GLAZING

The property benefits from sliding sash timber windows with double glazing integrated units

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of



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.
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