



**QUICK & CLARKE**  
The Property Specialists

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**Orchard House Recreation Club Lane, Beverley HU17 9HW**  
**Offers Over £550,000**

- Wonderful family home
- Outstanding location
- Adjoining tennis courts and cricket field
- Almost 2,000 square feet
- Versatile accommodation
- Living space, bedrooms & bathrooms to ground & first floor
- Substantial plot
- Development potential
- EPC: D

A very rare opportunity to acquire a substantial detached residence offering particularly versatile accommodation with up to five bedrooms and wonderful open plan first floor sitting room leading to a balcony, all of which overlook the cricket field and tennis courts of Beverley Town Recreation Club. Orchard House extends to almost 2,000 square feet and has the rare benefit of offering living space with bedrooms and bathroom at both ground and first floor level making it perfect for family occupation or for those with a dependent relative.

The gardens are particularly well proportioned and the superb garage/workshop facility is an added bonus to a house of this quality.

#### 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

##### UTILITY ROOM

9'8" x 6'10" (2.95m x 2.08m)

Fitted base and larder units with Corian style work surface incorporating plumbing for automatic washing machine, tile effect flooring, PVCu sealed unit double glazed door and radiator.

##### RECEPTION HALL

14' x 9'8" (4.27m x 2.95m)

Timber flooring, ceiling coving, return timber staircase to first floor and two radiators.

##### LIVING ROOM

15'9" x 15'2" (4.80m x 4.62m)

A lovely light and spacious room having polished stone fireplace with matching inset and hearth along with living flame gas fire, fitted corner cupboards and shelving unit with serving hatch to kitchen, ceiling coving and downlighters, French doors to reception hall, PVCu sealed unit double glazed bow window to front with further side window and two radiators.

##### CONSERVATORY

Of PVCu sealed unit double glazed and brick construction with tile floor, downlighters and French doors to garden.

##### KITCHEN

15' x 9'5" (4.57m x 2.87m)

Modern base and eye level units having polished stone work surface with integrated sink unit and drainer, built-in Neff double oven with Neff five ring induction hob and contemporary style overhead extractor, tile effect flooring, downlighters and PVCu sealed unit double glazed windows to two elevations.

##### BEDROOM 1

14'6" x 12' (4.42m x 3.66m)

A range of fitted wardrobes and drawers, ceiling coving and dado rail, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2/DINING ROOM

13'3" x 9' (4.04m x 2.74m)

Timber floor, ceiling coving, PVCu sealed unit double glazed window and radiator.

##### BATHROOM

8'3" x 7'9" (2.51m x 2.36m)

Modern suite comprising Jacuzzi corner bath and shower in separate cubicle with glazed partition and monsoon head, vanity wash basin with Corian style top above cream gloss cupboards, low level w.c. with concealed cistern, tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

##### FIRST FLOOR

##### OPEN PLAN SITTING ROOM

19' x 13' (5.79m x 3.96m)

A lovely spacious room with views over tennis courts and the cricket pitch having built-in cupboard, PVCu sealed unit double glazed door to balcony and radiator.

##### BEDROOM 3

12' 2" x 12' (3.66m x 3.66m)

Built-in wardrobes, PVCu sealed unit double glazed window, downlighters and radiator.

##### BEDROOM 4

12' x 8'9" (3.66m x 2.67m)

Built-in wardrobe, PVCu sealed unit double glazed window and radiator.

##### STUDY/BEDROOM 5

7' x 6'6" (2.13m x 1.98m)

PVCu sealed unit double glazed window and radiator.

##### SHOWER ROOM

9' x 6'2" (2.74m x 1.88m)

Shower in corner cubicle, low level w.c. with concealed cistern and vanity wash basin with a host of fitted cupboards and Corian style top, tiled walls, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

The property stands at the head of Recreation Club Lane adjoining the open playing fields of Beverley Town Recreation Club where cricket, bowls and tennis are played.

The property benefits from gated access to a substantial gravel drive and parking area, along with resin parking space but also having extensive planting areas and hedging.

There is a lawned garden and attractive seating area to the side of the property with access from the conservatory, all of which leads to the substantial rear garden area laid mainly to lawn with an orchard area, along with vegetable plot. There is also a further paved area and greenhouse.

##### GARAGE

To the rear of the property is a garage with double entry doors providing excellent storage facility.

##### GARAGE/WORKSHOP

14'8" x 34' minimum (4.47m x 10.36m minimum)

A substantial and extremely useful garage/workshop area with a 3-phase electricity supply accessed via a roller shutter door and having personal access to the rear garden area. The workshop also benefits from a mechanic's inspection pit.

##### AGENT'S NOTE

There may be an opportunity for a potential purchaser to investigate the possibility of obtaining consent for residential development on the rear garden plot but this would be subject to all necessary consents and permissions.

##### 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 (this will be confirmed by the vendor's solicitor).

##### COUNCIL TAX

The Council Tax Band for this property is Band F.

##### 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 market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

##### 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 ©2022