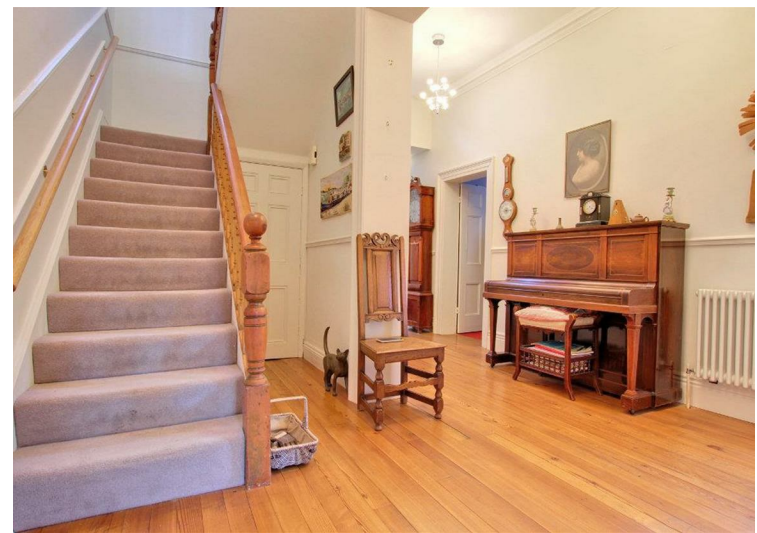




**QUICK & CLARKE**  
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**10 Cross Street, Beverley HU17 9AX**  
**£625,000**



- Beverley's best kept secret?
- Substantial early Victorian home
- Grade II listed
- Large garden & garage
- Approx. 1,800 square feet
- Originally renovated 15 years ago
- Two reception rooms
- Two/three bedrooms
- Two bathrooms
- Council tax band E. EPC rating E.

Is this one of Beverley's best kept secrets? Behind a modest front door there is to be found an amazing early Victorian residence, believed to date back to 1834 and Grade II listed to reflect its architectural importance that creates the heart of this historic market town.

It is incredible to believe that a house extending to approximately 1,800 square feet with an incredibly impressive garden stands in the centre of Beverley itself, yet it feels as though you are in the heart of the Yorkshire Wolds countryside.

The well-proportioned accommodation offers living room and study/bedroom, good sized dining kitchen, utility and bathroom at ground floor level, whilst at first floor there are two/three bedrooms along with a shower room and separate WC. The garden is a significant addition to this home, as is the single garage accessed from Well Lane.

This really is a once in a lifetime opportunity to acquire one of the most interesting homes that Beverley has to offer.

## 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

#### ENTRANCE HALL

Chequer tile floor with built-in cloaks cupboard, skylight and cylindrical radiator.

#### BATHROOM

6'10 x 5'10 (2.08m x 1.78m)  
Bath in tiled surround with shower over and glazed shower screen, low level WC and pedestal wash basin, tiled floor and walls, lantern style rooflight and chrome towel radiator.

### HALLWAY

Stripped timber floor, ceiling cornice and dado rail, return staircase to first floor, two cast iron style radiators, vertical radiator, door to chess garden and lantern roof skylight.

### LIVING ROOM

13'7 x 12'8 (4.14m x 3.86m)  
Painted timber fireplace with slate inset and hearth having living flame gas fire fitted. Ornate ceiling cornice with picture rail and dado along with centre ceiling rose. Sash windows with timber folding shutters and ornate cast iron radiator.

### STUDY / BEDROOM 3

8'10 x 13'3 (2.69m x 4.04m)  
Built-in fold-down double bed, fitted bookshelves and display shelving, sash window and cast iron style radiator.

### KITCHEN

19' x 15'2 (5.79m x 4.62m)  
Timber base and eye level units with matching timber worksurfaces, two-oven Aga, double bowl sink unit, integrated dishwasher, engineered timber flooring, ceiling cornice and ceiling rose, sash window overlooking rear garden.

### UTILITY

13'3 x 10'4 (4.04m x 3.15m)  
Integrated dumb waiter serving ground and first floor. Base and eye level gloss units with granite effect roll edge worksurfaces having ceramic four ring electric hob with electric oven below, 1 1/2 bowl single drainer sink unit, plumbing for automatic washing machine, heated Lazy Susan clothes airer and wall mounted gas fired central heating boiler. Tiled floor, double radiator, sash window overlooking rear garden and door to outside.

## FIRST FLOOR

### LANDING

Ceiling cornice and dado rail with sash window, walk-in airing cupboard housing hot cylinder with electric immersion heater.

### BEDROOM 1

15' x 13'6 (4.57m x 4.11m)  
Ceiling cornice and dado rail, sash window overlooking rear garden, double radiator.

### DRESSING ROOM / NURSERY

10'6 x 10' (3.20m x 3.05m)  
Painted stone fireplace with cast iron inset and tile hearth, ceiling cornice and picture rail, sash window overlooking rear garden and radiator.

### BEDROOM 2

15'10 x 13'4 (4.83m x 4.06m)  
Fitted fold-down bunk beds, painted stone fireplace with cast iron inset and tiled hearth, ceiling cornice and picture rail, sash window overlooking County Hall, fitted bookshelves and double radiator.

### SHOWER ROOM

7'4 x 5' (2.24m x 1.52m)  
Shower in oversized cubicle, pedestal wash basin, tiled floor and walls, ceiling cornice and chrome towel radiator.

### SEPARATE WC

Low level WC and vanity wash basin with cupboard below, tiled floor, sash window and radiator.

### OUTSIDE

An absolutely incredible, well-proportioned rear garden which surprisingly private and undeniably quiet for its town centre location. Being laid mainly to lawn with mature, well-stocked planting borders and paved seating areas.

To the rear corner of the garden a substantial brick wall and archway gives access to an additional garden area, previously used for fruit and vegetables, with concrete base and block storage shed.

10 Cross Street also benefits from a further "secret" garden with integrated chess board and walled surround.

### GARDEN OFFICE / STORE

A substantial timber building offering a variety of uses with light and power laid on and two storage units.

### GARAGE

The property benefits from a single garage which is accessed via Well Lane and a secure gate with gravel path leads from Cross Street directly to the rear garden.

### SERVICES

All mains services are available or connected to the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system.

### TENURE

We believe the tenure of the property to be Freehold (this will 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 the 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)



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.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C2024