



**QUICK & CLARKE**  
The Property Specialists

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**11 Waltham Lane, Beverley HU17 8HB**  
**Offers Over £525,000**

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- Immaculately presented throughout
- Recently fitted modern kitchen and bathrooms
- Town centre location
- Southerly facing garden
- Off-street parking for three cars plus a garage
- No onward chain
- Recently replaced boiler
- Council tax band F
- EPC rating D

Having been recently fully updated and with a stunning kitchen and beautiful bathrooms, this immaculately presented and deceptively spacious townhouse is situated on one of the most sought after cul-de-sacs having an ideal location close to the centre of town.

Offered to the market with no onward chain and with the benefit of two reception rooms, an open plan dining kitchen with the addition of a utility room, the property also has three good sized bedrooms to the first floor, the master having an en-suite bathroom, and with a further family shower room. There is also the flexibility to use one of the reception rooms as a bedroom should this be required.

With an easy to maintain but good sized and relatively private southerly facing garden, the property also boasts three parking spaces plus a garage.

#### LOCATION

The property is located on the south side of the small cul-de-sac forming Waltham Lane which lies in central Beverley, accessed from North Bar Within and close to the Beverley Arms car park. Waltham Lane has a superb community feel with regular gatherings and street parties. Ideally placed for the amenities of Beverley, the peaceful ambience within the house and garden belies its central location.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

16'3 x 14' max (4.95m x 4.27m max)  
Of an L-shape with attractive laminate flooring, having a timber front door with spyhole and glass panel to one side.

##### DOWNSTAIRS WC

Modern two piece sanitary suite comprising low level WC and pedestal wash basin.

##### LIVING ROOM

17'11 x 11'1 (5.46m x 3.38m)  
A very well-proportioned room with an inset, wall-mounted fire, window to the front elevation.

##### DINING ROOM / BEDROOM 4

9'8 x 9'1 (2.95m x 2.77m)  
A very well-proportioned room allowing flexibility of use and currently being used as a ground floor bedroom, with windows to both front and side aspects.

##### LIVING DINING KITCHEN

23'6 x 11'10 (7.16m x 3.61m)  
A stunning kitchen offering a good range of wall and base gloss grey fronted storage units with complementing laminate worksurfaces. Circular stainless steel sink and drainer, four ring induction hob, Neff integrated combi fan oven, warming drawer, fridge, freezer and dishwasher. Within the living room area are French doors leading out onto the patio area of the rear garden, laminate flooring and a window over the sink.

##### UTILITY ROOM

14'6 x 4'11 (4.42m x 1.50m)  
A well-proportioned and useful room with storage units to match those in the kitchen and laminate worksurfaces. Integrated washing machine, fridge, freezer, stainless steel sink and drainer. A continuation of the laminate flooring, window to the rear elevation, glass panelled door leading out into the garden and internal door through to the garage.

##### FIRST FLOOR

##### LANDING

Window to the side elevation.

##### MASTER BEDROOM

14'4 x 12'10 max (4.37m x 3.91m max)  
A large room with an extensive range of modern fitted wardrobes with sliding fronts and matching drawer units. Window to the front elevation and mounting on the wall for television.

##### EN-SUITE BATHROOM

9'9 x 9'1 (2.97m x 2.77m)  
Four piece sanitary suite comprising double shower enclosure, panelled bath, vanity unit with recessed Corian wash basin and back to the unit WC. Heated towel rail, inset mirror and window to the front elevation.

##### BEDROOM 2

12'5 x 9' (3.78m x 2.74m)  
Window to the rear elevation, mounting on the wall for television.

##### BEDROOM 3

8'9 x 7'10 (2.67m x 2.39m)  
Contemporary grey laminate flooring, window to the rear elevation and access to the loft.

##### SHOWER ROOM

8'9 x 7'11 (2.67m x 2.41m)  
Three piece sanitary suite comprising double shower enclosure, vanity unit with recessed Corian wash basin and back to the unit WC. Fully tiled walls and floor, inset mirror and window to the rear elevation. Airing cupboard shelved out for storage and housing the hot water tank.

##### GARAGE

16'4 x 8'1 (4.98m x 2.46m)  
Up & over door, courtesy door through to the utility room.

##### OUTSIDE

The property is set back from the cul-de-sac with a paved driveway leading up to the garage. A raised planter has an attractive array of mature shrubs and trees.

The rear garden can be accessed externally via a gate from a right of way which runs down the side of the property. Ideally southerly facing and with a patio area, there is an area of lawn and a large proportion of the garden has been laid under gravel for ease of maintenance. With a part fenced part walled perimeter, the garden enjoys a good level of privacy.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a recently replaced gas fired boiler and central heating system.

##### DOUBLE GLAZING

The property benefits from 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 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)

##### 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.  
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