



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk



51 Morton Lane, Beverley HU17 9DA
£340,000

- Traditional semi-detached house
- Extended to the rear
- Open plan kitchen/day room
- Bi-fold doors to garden
- Further living room
- 3 bedrooms
- Very close to town centre - Tesco supermarket on hand
- Off-street car parking
- Large rear garden
- EPC: D. Council Tax Band: C

A lovely period three bedroom semi-detached house which has been extended to the rear to provide a wonderful kitchen/day room living area, and is only a short walk from both Beverley town centre and the extensive facilities available therein, along with Tesco supermarket.

The property also benefits from off-street car parking to the front, and a large rear garden laid mainly to lawn.

Properties in this location are rarely available and 51 Morton Lane would make a superb family home.

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 PORCH

PVCu sealed unit triple glazed French doors.

ENTRANCE HALL

Return staircase to first floor, understairs storage cupboard with PVCu sealed unit triple glazed window and gas fired central heating boiler.

LIVING ROOM

12'6" x 11' (3.81m x 3.35m)

Timber fireplace with tile inset and hearth, picture rail, PVCu sealed unit triple glazed bay window and radiator.

KITCHEN/DAY ROOM

19'6" x 16'10" maximum (5.94m x 5.13m maximum)

A lovely welcoming room overlooking the rear garden and having bi-fold doors to the terraced seating area. There are an extensive range of modern grey base and eye level units with matching centre island having polished stone work surfaces and integrated sink unit, electric double oven, microwave and five ring gas hob. Two sealed unit double glazed skylights bring further light to the room, as well as the bi-fold doors.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 11" maximum (3.84m x 3.35m maximum)

Timber fireplace with cast iron inset, timber floor, PVCu sealed unit triple glazed bay window and radiator.

BEDROOM 2

12'7" x 10'7" (3.84m x 3.23m)

Period fireplace with tile hearth, fitted fireside cupboard, PVCu sealed unit triple glazed window and radiator.

BEDROOM 3

8' x 5'6" (2.44m x 1.68m)

Timber floor, PVCu sealed unit triple glazed window and radiator.

FAMILY BATHROOM

9' x 5'10" (2.74m x 1.52m)

Modern suite comprising P-shaped jacuzzi bath with shower over, wash basin and low level w.c., part tiled walls, PVCu sealed unit triple glazed window and towel radiator.

ATTIC

11'7" x 9'6" (3.53m x 2.90m)

A fixed staircase has been installed to give access to the attic area, but relevant consents have not been obtained. This space offers a wall mounted air conditioning unit and skylight.

OUTSIDE

The front of the property has been brick sett offering car parking for up to two cars with hedgerow boundaries, whilst directly to the rear of the house is a raised paved seating area overlooking the substantial lawned garden with mature tree planting, hedge boundaries and timber summer house.

To the side of the property is an extremely useful area with concrete outbuilding.

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 majority PVCu triple glazing.

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

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 ©2023