



QUICK & CLARKE
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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'The Goose', 31 North Road, Lund YO25 9TF
£299,950

- Outstanding period cottage
- No onward chain!
- Stunningly well presented
- Extensive modernisation
- Approx. 700 square feet
- 2 double bedrooms
- Envidable location
- Wonderful cottage gardens
- Superb village
- Council Tax Band: B; EPC Rating: Awaited

An absolutely amazing, two bedroom period cottage in one of the East Riding's most sought after villages, and presented to the highest standard imaginable being an absolute credit to the current owners.

The cottage has been extended in the past and now offers an extremely cosy and welcoming living room to the front, with modern 18' dining kitchen to the ground floor, and the first floor offers two very well-proportioned double bedrooms along with a very modern shower room.

At the rear of the house is an absolutely delightful cottage garden with stone seating area, flower beds and good size lawn which all go together to create an absolutely idyllic cottage home.

LOCATION

Lund is a most sought after residential village being located between Beverley and Driffield and being convenient for access to both towns. The village itself is populated by a number of cottage style properties with the highly regarded Wellington public house/restaurant being one of its focal points.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

11'10" x 11'9" (3.61m x 3.58m)
Stone chimney breast with slate hearth and multi-fuel stove fitted, beamed ceiling, timber effect flooring, contemporary upright radiator and PVCu sealed unit double glazed window.

DINING KITCHEN

17'7" x 11'2" (5.36m x 3.40m)
With a wonderful range of modern units having timber effect work surfaces incorporating a one and a half bowl sink unit with integrated electric oven, microwave and hob, dishwasher and water softener, plumbing for washing machine, staircase to first floor, beamed ceiling, built-in storage cupboard, contemporary upright radiator and PVCu sealed unit double glazed French doors to garden.

FIRST FLOOR

LANDING

Sealed unit double glazed skylight with loft access and timber effect flooring.

BEDROOM 1

11'10" x 11'10" (3.61m x 3.61m)
Timber effect flooring with period style fireplace, polished stone hearth with brick lintel and PVCu sealed unit double glazed window.

BEDROOM 2

11'3" x 8'3" (3.43m x 2.51m)
Contemporary upright radiator, built-in storage cupboard, timber effect flooring and PVCu sealed unit double glazed window.

SHOWER ROOM

Walk-in shower with thermostatic shower valve, wash basin and low level w.c., electric remote controlled Velux skylight, timber effect floor and upright radiator.

OUTSIDE

The property benefits from an extremely generous rear garden laid mainly to lawn with flower beds but also having a delightful stone seating area along with outside light and tap. Large timber shed with light, power and network connection to the house offering the potential for use as a garden office.

SERVICES

Mains water, electricity and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from PVCu double 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



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.

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