



QUICK & CLARKE
The Property Specialists

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46 Wood Lane, Beverley HU17 8BS
Guide Price £400,000

- Incredible period home
- Outstanding location
- Short walk to town centre and Westwood
- Quality mix of period and contemporary
- Beautiful gardens
- Two bedrooms
- 23' foot living/dining room
- Light and spacious kitchen day room
- An absolute gem!
- Council tax band C. EPC rating: C

Pretty from the outside and absolutely stunning from the inside. 46 Wood Lane is, in the agent's opinion, one of the most incredibly well-presented properties currently available and is an absolute credit to its owners. Not only is Wood Lane one of the most sought after streets in Beverley, the property offers stunning two bedroomed accommodation with a wonderful mix of both period features and contemporary living.

The 23' through room is awash with characterful period features and then one steps into the contemporary kitchen living space with Tolle kitchen and bifold doors providing a wonderful incorporation of both outdoor and indoor living.

Wood Lane is only a very short walk from both the centre of this historic market town and the delightful open pastures of Beverley Westwood.

Properties of this type and quality do not come to the market often and should not be missed.

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

With oak effect flooring, staircase to first floor, ceiling cornice and radiator.

THROUGH ROOM

23'4 x 10'9 narrowing to 9'7 (7.11m x 3.28m narrowing to 2.92m)

LIVING AREA

Oak effect floor, feature pine fireplace having quarry tiled hearth, cast iron period inset and open fire. Sash bay window, ceiling cornice and picture rail, ceiling rose and radiator.

DINING AREA

Oak effect floor, cornice, ceiling rose and picture rail, understairs storage cupboard and radiator.

KITCHEN

12'5 x 9'3 (3.78m x 2.82m)

A contemporary Tolle kitchen with base and eye level units with soft-close fronts along with extensive integrated appliances including induction hob with pull-out extractor canopy above, electric oven, combination microwave and oven with warming drawer, washing machine, dishwasher, fridge and freezer. Inset 1 1/2 bowl sink unit, two sealed unit double glazed skylights and tiled floor with underfloor heating. Open to:

DAY ROOM

10'8 x 10'5 (3.25m x 3.18m)

Bifold doors to rear garden, four sealed unit double glazed skylights and tiled floor with underfloor heating.

FIRST FLOOR LANDING

Return staircase, built-in cupboard and loft access.

BEDROOM 1

12'8 x 10'8 (3.86m x 3.25m)

Period cast iron fireplace, ceiling cornice, sash window and radiator.

BEDROOM 2

11'8 x 8'4 (3.56m x 2.54m)

Built-in cupboard housing gas fired central heating boiler. Period cast iron fireplace, ceiling cornice, sash window and radiator.

BATHROOM

9'9 x 6' (2.97m x 1.83m)

Cast iron bath with shower over, wash basin on timber cantilevered plinth and low level WC. Windows to two elevations and chrome towel radiator.

OUTSIDE

To the front of the property is a gravelled forecourt garden with small wall and stone path leading to the front door.

The rear garden is generously proportioned and beautifully presented with gravel and paved seating areas along with planting beds. A gated access leads to a further paved area ideal for storage and benefiting from rear pedestrian access. There is also a garden shed with light and power laid on.

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



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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the 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 here are not tested and no guarantee, as to their condition or efficiency can be given. Made with Memphis CS224