



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



2 Ferry Lane, Beverley HU17 0SE
£545,000

- Large family house on a large plot - 2.78 acres
- Ideal for equestrian use / smallholding
- Five bedrooms, two bathrooms
- Great flexibility of layout
- Ground floor bedrooms plus bathrooms
- Stunning living dining kitchen
- Large games room/gym/workshop
- Convenient for Beverley and Hull
- Council tax band E
- EPC rating awaited

A very rare opportunity to acquire a large family house, attractively positioned adjacent and linked to a large plot which would ideally lend itself to equestrian or similar purposes. With a plot extending to just over 2 3/4 acres, the house has been extended and remodelled over time and allows for great flexibility of layout. With three ground floor bedrooms with bathrooms adjacent, there are also two further double bedrooms to the first floor.

Benefiting from a stunning open plan living dining kitchen which looks over the south facing rear garden and with further well-proportioned lounge. There is also a large detached games room/gym and extensive parking. Viewing of this property is highly recommended.

LOCATION

The property is located on the south side of Ferry Lane which lies just off Hull Road. Ferry Lane is positioned equidistant between the popular Kingswood area of Hull and the market town of Beverley. Lying at the end of Long Lane, the property is only 2 1/2 miles from Beverley Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5' x 2'9 (1.52m x 0.84m)
uPVC front door.

ENTRANCE HALL

Of an L-shape with timber glass panelled front door, stairs to the first floor accommodation and large storage cupboard.

LOUNGE

16' x 14'3 (4.88m x 4.34m)
A very well-proportioned dual aspect room, the focal point being a stone fireplace currently housing an electric fire.

OPEN PLAN LIVING DINING KITCHEN

19'1 x 17'7 (5.82m x 5.36m)
A stunning kitchen with flexibility of layout and space for both living and dining room furniture. Situated to the rear of the house and overlooking the gardens, there are patio doors leading out onto a southerly facing seating area. The kitchen offers a good range of wall and base storage units with white fronts, laminate worksurfaces with matching upstand and breakfast bar. Five ring stainless steel gas range, space and plumbing for dishwasher, washing machine, American style fridge freezer and wine cooler. Windows to both side and rear aspect, wall mounted contemporary style radiator, porcelain tiled floor.

BEDROOM 1

12'10 x 9'3 (3.91m x 2.82m)
Window to the front elevation and built-in wardrobe.

BEDROOM 2

12'4 x 9'6 (3.76m x 2.90m)
Window to the front elevation and built-in wardrobe.

BEDROOM 3 / STUDY

13'3 x 7'11 (4.04m x 2.41m)
With a range of built in wardrobes including drawer units, two windows to the side elevation.

BATHROOM

9'2 x 6'11 (2.79m x 2.11m)
Vanity unit with recessed wash basin and back to the unit WC, panelled bath, partially tiled walls, window to side elevation and chrome heated towel rail.

SHOWER ROOM

Three piece sanitary suite comprising vanity wash basin, low level WC, shower enclosure and window to the side elevation.

FIRST FLOOR LANDING

17'2 x 14'3 (5.23m x 4.34m)
Access to the eaves for storage.

BEDROOM 4

14'3 x 12'7 (4.34m x 3.84m)
Built-in wardrobes with matching drawer units and window to the front elevation. Opening into a walk-in wardrobe.

BEDROOM 5

14'5 x 11'6 (4.39m x 3.51m)
Modern fitted wardrobes with sliding fronts and window to the side elevation.

OUTSIDE

The property is situated to the corner of this large plot with a wide gravel drive leading up to the front of the property providing ample parking for several vehicles plus a caravan or motorhome. The drive continues down the side of the property with enough width to fit a horse box etc.

To the front of the property the single garage has been converted into a gym with a sliding patio door and window to the front. The building is supplied with light and power.

The rear garden is enclosed and is immediately adjacent to the rear of the house. With a southerly facing patio area directly behind the living dining kitchen, part of which is covered, leading out onto a lawned garden with a wide selection of mature shrubs and trees.

To the rear is a large workshop/games room (30' x 15'6) which has patio doors and window to the front. Next to this is a double garage (18'3 x 16'3) with up & over door.

PADDOCK

The paddock is mainly lawned and has been recently planted with a number of trees which could be removed by the new owner should they want to extend the area for equestrian purposes. The paddock is landlocked with the exception of the access down the driveway making it very secure with mature borders.

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 uPVC 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.

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 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 Measure C2024