



**52 Swinemoor Lane, Beverley HU17 0JX**  
**£199,950**

- Period terraced home
- Beautifully presented
- Large kitchen and bathroom
- All modern fittings
- Period character retained
- Central heating and double glazing
- 2 reception rooms
- Rear garden
- Large detached garage
- EPC Rating: D; Council Tax Band: B

A deceptively spacious and beautifully presented two bedroom terrace property, offering lovely period features with particularly good size kitchen and bathroom, along with rear garden and large detached garage.

The property has been modernised throughout and offers exceptional living space for the first time buyer, or even an excellent investment opportunity.

#### 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

##### LIVING ROOM

12' x 11' (3.66m x 3.35m)  
Feature inset log burning stove on stone hearth, oak effect flooring, PVCu sealed unit double glazed window and radiator.

##### INNER HALLWAY

Staircase to first floor.

##### DINING ROOM

11'10" x 10'4" (3.61m x 3.15m)  
Oak effect flooring, part panelled walls, understairs storage cupboard, sealed unit double glazed window and radiator.

##### BREAKFAST KITCHEN

19' x 7'5" (5.79m x 2.26m)  
An extensive range of base and eye level units having timber effect work surfaces incorporating a fitted breakfast bar and tiled splashbacks, one and a half bowl ceramic sink unit with integrated dishwasher and gas fired Range, PVCu sealed unit double glazed window with double glazed skylight, radiator and door to outside.

##### FIRST FLOOR

##### LANDING

Part panelled wall with over stairs storage cupboard.

##### BEDROOM 1

11'10" x 11' (3.61m x 3.35m)  
Feature period cast iron fireplace, PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

12'5" x 7'6" (3.78m x 2.29m)  
Two sealed unit double glazed skylights and central heating radiator.

##### BATHROOM

8'9" x 7'5" (2.67m x 2.26m)  
A very light and spacious room with a four piece suite comprising slipper bath, wash basin and low level w.c., monsoon shower in oversize cubicle with glass screen, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

To the front of the property is an attractive brick sett forecourt garden, whilst at the rear is a courtyard accessed directly from the kitchen, beyond which lies a further paved seating area with lawn and further entertaining space with brick built BBQ and personal access door to the garage.

##### GARAGE

16'7" x 12'10" (5.05m x 3.91m)  
A modern detached brick and tile garage with electric roller shutter door having light and power laid on along with personal access door.

##### 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 sealed unit 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](mailto: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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