



**QUICK & CLARKE**  
The Property Specialists

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**45 Green Lane, Tickton HU17 9RH**  
**£385,000**



- Superb extended four bed family house
- Light and homely accommodation which flows
- Southerly facing garden overlooking open fields
- Quiet tucked away location away from the main road
- Highly regarded sought after village with amenities
- Convenient for Beverley and the East Coast
- Beverley Grammar/High School catchment
- Council tax band D
- EPC rating D

Remodelled and benefitting from a recent large extension to the rear, this property is in a fabulous position away from the main Beverley to Bridlington Road overlooking fields to the rear. With a light and homely feel this house is certain to impress.

Situated in this sought after village and with convenient access to Beverley, the property is in the catchment area for Beverley High School for Girls and the Grammar School for Boys.

Boasting a wood burning stove in the cosy living room, the rear of the property has been significantly extended to create a beautiful open plan living dining kitchen with further garden room behind. With a southerly aspect overlooking the rear garden and with fields beyond, the property is arranged over three floors and provides flexibility of accommodation.

## LOCATION

The property is located on a quiet cul-de-sac at the end of Green Lane and on the Southern side of the village of Tickton. Tickton lies just to the East of Beverley (2.5 miles) and on the main Beverley to Bridlington/Hornsea road. Having a strong community and a sought after primary school, Tickton also has the benefit of being in the catchment area for the Beverley High and Grammar School. Other local amenities include a post office and public house.

The property is located in a superb position away from the main road and overlooking fields to the rear.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Having a composite front door with glass panels and a further window to one side, laminate flooring and part wood panelling to walls. Stairs lead to the first floor accommodation with a cupboard under.

#### CLOAKROOM

With a two piece sanitary suite comprising vanity wash basin and back to the unit WC, heated towel rail, partially tiled walls and tiled floor, window to the side elevation.

#### LIVING ROOM

14'6 x 11'4 (4.42m x 3.45m)  
An attractive room with a bay window to the front elevation. The focal point of the room is a wood burning stove set in a fireplace with a slate hearth and oak mantel above.

#### LIVING DINING KITCHEN

19'11 x 18'7 (6.07m x 5.66m)  
A recent extension which offers space for both living and dining room furniture. The kitchen has modern light grey fronts with laminate worksurfaces and ceramic tiled splashbacks with a matching breakfast bar. Four ring electric hob with extractor over, stainless steel sink and drainer, integrated oven and dishwasher. Windows to both rear and side elevations and door opening into the garden room.

#### GARDEN ROOM

13'11 x 11'4 (4.24m x 3.45m)  
A further extension to the rear of the property with a fixed roof, laminate flooring and French doors opening onto the rear garden with a further skylight above.

#### UTILITY ROOM

7'11 x 6'3 (2.41m x 1.91m)  
Base storage cupboard and worksurface, space and plumbing for washing machine and tumble dryer, window to the rear elevation and integral door through to the garage.

### FIRST FLOOR LANDING

#### BEDROOM 1

13'8 x 10'11 (4.17m x 3.33m)  
Window to the rear elevation and an extensive range of fitted wardrobes.

#### BEDROOM 2

10'10 x 10'10 (3.30m x 3.30m)  
Window to the front elevation and fitted wardrobes.

#### BEDROOM 3

9'11 x 8'9 (3.02m x 2.67m)  
Laminate flooring and window to the rear elevation.

#### SHOWER ROOM

8'8 x 5'6 (2.64m x 1.68m)  
Having been recently refitted with a three piece suite comprising walk-in shower, vanity unit with back to the unit WC and wash basin. Tiled walls, window to the front elevation, laminate flooring and chrome heated towel rail.

### SECOND FLOOR

#### BEDROOM 4

14'2 x 12' (4.32m x 3.66m)  
Sloping ceiling, large dormer window to the rear elevation with extensive views south over open fields, access to the loft for storage.

#### OUTSIDE

The modest frontage to the property belies the relatively large rear garden overlooking the fields beyond. The front garden has been largely laid under gravel to provide parking but with an area of lawn.

To the rear is a generous southerly facing garden with open fields beyond, largely lawned and with a decked seating area adjacent to the garden room. There is a further flagged patio area and a shed for storage.

#### GARAGE

10'1 x 8'7 (3.07m x 2.62m)  
Up & door, integral door providing access to the utility room, supplied with light and power.

#### 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](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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