



**QUICK & CLARKE**  
The Property Specialists

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**Church View, 10 St. Marys Lane, Beverley HU17 7AS**  
**Shared Ownership £113,000**

- Tucked away but central location
- Recently updated and modernised
- Modern kitchen, bathroom and windows
- 50% shared ownership with Sanctuary Housing
- Qualification criteria applies
- Allocated parking space
- Westerly facing garden
- EPC Rating; E
- Council Tax Band: B

An incredible, modern end-terrace situated in a fantastic tucked away position in a beautiful part of the centre of Beverley and with fantastic views of St. Mary's Manor from the front. Having been recently modernised and enhanced, the property has an attractive layout with a modern kitchen, first floor bathroom and with uPVC windows and doors replaced in 2021. Situated off the main road and with pedestrian access to the front, the property also has an attractive landscaped Westerly facing garden in addition to allocated parking in the car park.

#### LOCATION

The property is in a fabulous position tucked away with pedestrian access only to the front and with the parking on St. Mary's Lane. Situated adjacent to Wylies Road play area the property lies between Manor Road, North Bar Within and Wylies Road, and as such has a superb position to access all the amenities of Beverley including the Manor Road Health Centre which lies close by. Pathways lead from the property not just onto Manor Road but also past St. Mary's Manor and onto North Bar Within.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

4'1" x 3'6" (1.24m x 1.07m)

Modern composite front door (replaced 2021), and attractive laminate flooring which flows through into the living/dining room.

##### LIVING/DINING ROOM

21'8" x 11'8" maximum (6.60m x 3.56m maximum)

A light and airy room with a window to the front elevation providing views to St. Mary's Church and a further window to the side elevation overlooking the Westerly facing garden. Stairs lead to the first floor accommodation with a storage cupboard under and there is a continuation of the laminate flooring from the entrance hall.

##### KITCHEN

11'8" x 7'4" (3.56m x 2.24m)

A modern kitchen offering a generous range of wall and base storage units with gloss white fronts, complementing laminate work surfaces and ceramic tile splashbacks, four ring electric hob with extractor over, integrated oven, integrated dishwasher and washing machine, stainless steel sink and drainer, space for fridge freezer, composite door providing access to the rear garden and window over the sink.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 1

11'9" x 9'2" (3.58m x 2.79m)

Window to the front elevation with attractive views to St. Mary's Church.

##### BATHROOM

5'6" x 6'5" (1.68m x 1.96m)

Modern three piece sanitary suite comprising roll top bath, pedestal wash hand basin and close coupled w.c., partially tiled walls and porcelain tiled floor.

##### BEDROOM 2

11'2" x 9'11" (3.40m x 3.02m)

Range of fitted wardrobes with sliding mirrored fronts and window to the rear elevation.

##### OUTSIDE

The front of the property lies on the pathway leading off from St. Mary's Lane with a small ornamental shrub to the front and an area to the side where there is a timber gate providing access to the Westerly facing garden.

The garden continues to the rear of the property where there is an area for the storage of bins, however the Westerly facing garden was landscaped in 2021 with the addition of a generously sized patio area which leads out onto a largely lawned garden and where there is also a shed for storage.

##### PARKING

There is an allocated parking space which is demarked on the car park at the end of St. Mary's Lane which lies approximately 50 metres from the property. In addition the property has the benefit of visitors' parking in this car park on a first come first served basis.

##### SERVICES

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

##### CENTRAL HEATING

The property benefits from an electric central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### AGENT'S NOTE

Please contact the office for the eligibility criteria laid down by Sanctuary Housing. The property is held under a 125 year lease with 96 years remaining. The current owner pays £314.64 in rent to Sanctuary Housing.

##### TENURE

We believe the tenure of the property to be Leasehold (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.

While every attempt has been made to ensure the accuracy of the floorplan 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, materials and appliances shown are not to be taken as a guarantee as to their quality or efficiency can be given. Made with Metropix C0204.