



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



33 Long Lane, Beverley HU17 0NJ
£259,000

- Extended 3 bedroom family house
- Close to town centre and Beverley Minster
- Extensive parking to front
- Open plan dining kitchen
- Modern kitchen and bathroom
- EPC Rating: D
- Council Tax Band: B

A well proportioned extended family house situated in a much sought after area on Long Lane close to the town centre. With extensive parking to the front and having the benefit of an attractive, open plan dining kitchen, the property has well proportioned accommodation throughout. Having been updated with a modern bathroom and easy to maintain rear garden, viewing is highly recommended.

LOCATION

The property is located on Long Lane, a sought after and leafy road which leads down from Beverley Minster to the south side of the town. Sought after due to its proximity to the amenities of the town centre, Flemingate and Sports Centre, Long Lane is now designated a green lane.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With ramp up to the uPVC front door with ornate glass panel and further window to the side elevation. A cupboard conceals the modern Ideal Standard boiler and stairs lead to the first floor accommodation with a downstairs cloaks under. Laminate flooring.

DOWNSTAIRS CLOAKROOM

With modern w.c. with inset hand wash basin above the cistern and window to side elevation. Laminate flooring to match that in the entrance hall.

LIVING ROOM

13' x 11'10" (3.96m x 3.61m)
A well proportioned room with bay window to the front elevation. A full media wall encompasses one wall to the rear of the room with inset niches, built in bio-fuel fire with tv mounting above, laminate flooring to match that in the entrance hall.

OPEN PLAN DINING KITCHEN

17'7" x 14'11" (5.36m x 4.55m)
An attractive and extended kitchen offering a good range of wall and base storage units with white fronts and contrasting solid wood butcher's block work surfaces with matching centre island and breakfast bar. Ceramic tiled splashbacks, four ring ceramic hob with extractor over, porcelain inset Belfast sink, integrated double oven, dishwasher, fridge/freezer and washing machine, laminate flooring, space for table, white French doors onto the rear garden and window to one side.

FIRST FLOOR

BEDROOM 1

12' x 10'8" (3.66m x 3.25m)
Window to front elevation.

BEDROOM 2

11'9' x 6'8" (maximum) (3.58m' x 2.03m (maximum))
Window to rear elevation.

BEDROOM 3

9'2" x 7' (2.79m x 2.13m)
Window to front elevation. Storage cupboard over the stairs.

BATHROOM

6'8" x 5'5" (2.03m x 1.65m)
An attractive fully tiled bathroom with modern panelled bath with separate thermostatic shower valve over and glass screen, vanity hand wash basin, close coupled w.c., chrome heated towel rail and window to the rear elevation.

OUTSIDE

To the front of the house a brick set drive leads onto a wide gravelled parking area which is so important in this area so close to the town centre. A gate provides access to the side of the property and to the rear garden.

The rear garden has been landscaped for ease of maintenance with the addition of artificial lawn and with a wide decked seating area to the rear. Fenced on three sides the property is not overlooked from the rear due to the single storey dwellings behind.

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).

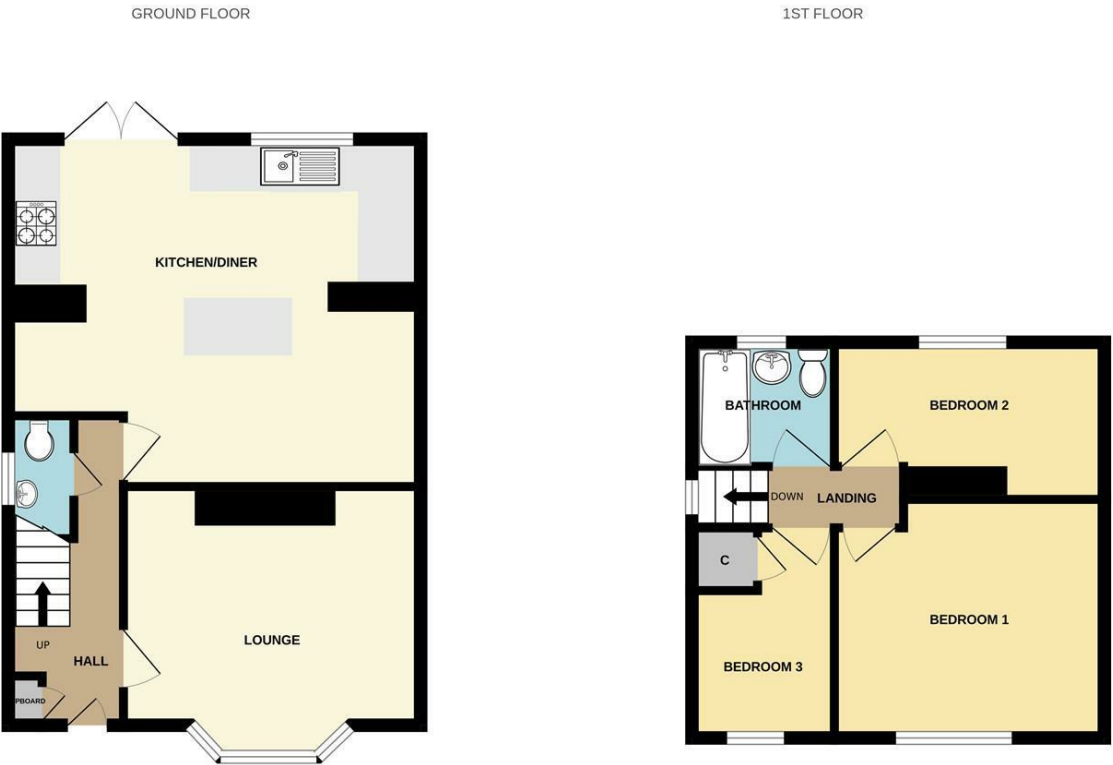
VIEWING

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.

Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025