





The Property Specialists

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22 Sloe Lane, Beverley HU17 8ND
£235,000

- Lovely period cottage
- Very sought after locality
- Stone's throw away from Westwood
- 2 reception rooms & 3 bedrooms
- First floor bathroom
- Cottage style garden
- Short walk from Beverley centre
- Beautifully presented
- EPC Rating: D
- Council Tax Band: B

22 Sloe Lane is a lovely period cottage offering two reception rooms with modern kitchen and rear porch at ground floor level whilst at first floor there are two bedrooms and a family bathroom. The attic has been converted to provide a third bedroom with fixed staircase and the property is enhanced by the lovely cottage garden to the rear offering lawn and seating areas. Sloe Lane is extremely popular because of its close proximity to the open pastures of Beverley Westwood and the ease of access to the historic centre of this market town.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities including 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

11'10" x 10'3" (3.61m x 3.12m)
A timber fireplace with cast iron inset and living flame gas fire, PVCu sealed unit double glazed window and door and radiator.

DINING ROOM

11'10" x 11'3" (3.61m x 3.43m)
Feature fireplace with multi-fuel stove and quarry tile hearth, understairs storage cupboard, sash windows to the rear porch, laminate floor and radiator.

KITCHEN

11'2" x 4'10" (3.40m x 1.47m)
With a range of modern base and eye level units and timber roll edge work surfaces, incorporating an electric oven with gas hob and canopy over, integrated dishwasher and fridge, single drainer sink unit and radiator.

REAR PORCH

Vinyl floor with radiator and PVCu sealed unit double glazed doors to the rear garden.

FIRST FLOOR

BEDROOM 1

12'0" x 10'4" (3.66m x 3.15m)
Fitted fireside wardrobes, built in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

8'10" x 8'3" (2.69m x 2.51m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

11'2" x 4'10" (3.40m x 1.47m)
With roll top bath, shower in separate cubicle, low level WC and vanity wash basin with drawers fitted, tiled effect laminate floor, PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

BEDROOM 3

11'9" x 11'2" maximum (3.58m x 3.40m maximum)
Sealed unit double glazed skylight and radiator.

OUTSIDE

To the rear of the property is a brick sett yard area leading to an extremely useful outhouse that has been converted to provide plumbing for an automatic washing machine with light and power laid on. Beyond lies a paved seating area which overlooks the attractive lawned garden with flower beds.

GARDEN ROOM

A lovely covered outdoor space from which to enjoy the garden incorporating a decking seating area and integrated ornamental pond.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor’s solicitor).

VIEWING

Contact the agents Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further

details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



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 C2025