





The Property Specialists

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5 Sloe Lane, Beverley HU17 8ND
Offers in the region of £180,000

- No onward chain and vacant possession
- Outstanding location
- Located between town and Westwood
- 23'6" living room
- Kitchen, bathroom and w.c. to ground floor
- 2 double bedrooms
- Westerly facing garden
- Lawn, planting and seating areas
- EPC Rating: D
- Council Tax Band: B

This delightful period mid-terrace house presents a superb opportunity for both first-time buyers and those seeking a sound investment. Situated in a highly popular residential area, the property benefits from an enviable position, lying perfectly between the vibrant, historic market town of Beverley and the beautiful, sweeping open pastures of Beverley Westwood. The house has been previously extended, resulting in spacious and well-proportioned accommodation that maintains its original charm while offering modern functionality.

The ground floor features a substantial through reception room measuring an impressive 23'6", providing excellent space for separate living and dining areas. Completing the ground floor layout are the kitchen, bathroom, and a separate water closet. Upstairs, the property provides two generously sized double bedrooms. Externally, the rear offers a truly lovely garden with a desirable Westerly aspect. This pleasant outdoor space is arranged with a neat lawn, established planting, and distinct seating areas, creating an ideal setting for relaxation and enjoying the afternoon sun.

Crucially, this attractive home is offered with the significant benefit of vacant possession and is entirely chain-free. This allows for a swift and straightforward transaction, eliminating the delays often associated with linked sales. Combining its excellent location, spacious extended layout, and the simplicity of a chain-free purchase, this property represents an unmissable and highly desirable acquisition in a prestigious Beverley locality

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

11' x 11'6" (3.35m x 3.51m)
Timber fireplace with cast iron inset and built-in fireside cupboards, PVCu sealed unit double glazed window and radiator. Open to:

DINING AREA

12'6" x 10' (3.81m x 3.05m)
Return staircase to first floor and radiator.

KITCHEN

11' x 7'5" (3.35m x 2.26m)
Fitted base units with timber effect roll edge work surfaces incorporating single drainer sink unit, PVCu sealed unit double glazed window, door to outside and radiator.

BATHROOM

8' x 5' (2.44m x 1.52m)
Panelled bath with shower over, wash basin, PVCu sealed unit double glazed window and radiator.

W.C.

PVCu sealed unit double glazed window.

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 11' (3.61m x 3.35m)
Period cast iron fireplace, built-in fireside wardrobe, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

12' x 9'6" (3.66m x 2.90m)
Built-in cupboard housing gas fired central heating boiler, PVCu sealed unit double glazed window and radiator.

OUTSIDE

Directly to the rear of the kitchen is a small yard area which crosses a shared pedestrian access, leading to a delightful gravelled garden having lawn and planting areas benefitting from a Westerly aspect.

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 PVCu 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.

BUYER'S INFORMATION

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to

cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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 i200S