



QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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16 Tiger Lane, Beverley HU17 8DT
£300,000

- Recently renovated and updated
- Brand new bathroom and kitchen in 2021
- New combi-boiler <6 months old
- Central Beverley location
- Off-street parking and garage
- 2 double bedrooms
- Superb 'lock up and leave'
- EPC Rating: C
- Council Tax Band: D

A fabulous modern townhouse arranged over three floors and immaculately presented throughout. Having undergone recent updating, the property boasts a newly fitted kitchen, bathroom and cloakroom with the gas boiler being refitted less than 6 months ago.

Situated in the centre of Beverley, a stone's throw away from the amenities and the Westwood, the property also has the benefit of off-street parking in a carport and a garage.

With a compact sun terrace at first floor level, the property is a superb 'lock up and leave' for anyone that wants to fully embrace town centre living.

LOCATION

The property is located on a row of similar modern townhouses on Tiger Lane, which runs between North Bar Within and Pasture Terrace in the Georgian Quarter of Beverley.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13' x 7' (3.96m x 2.13m)
Timber front door with glass panels, further window to side elevation, Indian slate floor which runs throughout the full ground floor and stairs to the first floor accommodation with storage cupboard under.

CLOAKROOM

Replaced in 2021 with an attractive two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin.

UTILITY ROOM

7'9" x 7' (2.36m x 2.13m)
White fronted base storage units with laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, wall mounted modern Ideal Standard boiler less than 6 months old and with the balance of the warranty. uPVC glass door opening onto the rear yard.

FIRST FLOOR

LIVING ROOM

16' x 9'4" (4.88m x 2.84m)
Decorative fireplace and shelving in alcove to one side, engineered oak flooring, French doors opening onto decked sun terrace and further window to one side.

DECKED SUN TERRACE

Overlooking Coronation Gardens with the attractive backdrop of Bar House and the Georgian rooftops beyond.

BREAKFAST KITCHEN

13'2" x 9'3" (4.01m x 2.82m)
A fabulous kitchen refitted in 2021 offering a range of wall and base storage units with white fronts and contrasting work surfaces with ceramic tile splashbacks, porcelain sink and drainer, induction hob, integrated oven, microwave and dishwasher, window to the front elevation and space for table.

SECOND FLOOR

BEDROOM 1

15'9" x 11'6" (4.80m x 3.51m)
Built-in wardrobes, oak laminate flooring and window to the rear elevation.

BEDROOM 2

12'8" x 7'11" (3.86m x 2.41m)
Built-in cupboard, oak laminate flooring and window to the front elevation.

BATHROOM

8'11" x 4'11" (2.72m x 1.50m)
A very attractive Halmshaw's bathroom refitted in 2021 with a three piece sanitary suite comprising vanity unit with back to the unit w.c. and vanity hand wash basin, panelled bath with shower over, beautifully tiled walls and overhead skylight.

GARAGE & PARKING

16'3" x 8'11" (4.95m x 2.72m)
An integral garage with up-and-over door supplied with light and power and rear courtesy door accessed off the rear yard. To the front is a covered carport for off-street parking.

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.

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