





The Property Specialists

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1 Sloe Lane, Beverley HU17 8ND
£393,000

- Sale includes all fixtures, fittings and the majority of larger furniture
- No onward chain
- Re-modelled, updated and redecorated
- Characterful and homely
- Westerly facing garden
- Attractive location
- Council Tax Band: D
- EPC Rating: E

A beautifully presented and re-modelled Period house which in recent years has been used as an Airbnb. The sale includes all the fixtures, fittings and the majority of the larger furniture and the property is offered to the market with no onward chain and in move in condition. Boasting a location which will appeal to most and having a westerly facing garden with off street parking and garage, the property has great flexibility of layout having two reception rooms, conservatory, three well proportioned bedrooms, a beautiful modern fitted kitchen, two stunning bathrooms and a ground floor cloakroom.

LOCATION

The property is located on the south side of Sloe Lane close to its junction with Queensgate and adjacent to the access to Beverley Grammar School. Lying just to the south side and within easy walking distance of Beverley town centre this appealing position is only busy during school opening and closing times.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with obscured glass panel and further window above. Attractively tiled entrance hall with stairs to first floor accommodation.

LIVING ROOM

10'9" x 8'11" (3.28m x 2.72m)
Open plan into the dining area with beams to ceiling and dominated by an attractive ornate carved white painted fireplace with slate hearth, Victorian style arched insert with gas living flame fire. Window with shutters to the front elevation. Large storage cupboard and flowing through into the dining area.

DINING AREA

11'0" x 8'7" (3.35m x 2.62m)
With engineered solid oak floor, beams to ceiling and wide glass panelled French doors opening into the conservatory.

KITCHEN

13'10" x 7'6" (4.22m x 2.29m)
The engineered oak flooring from the dining room flows through into the kitchen where there is an attractive and modern kitchen with a generous range of wall and base storage units with contemporary style grey fronted storage units and complimenting grey quartz work surfaces. Full size pantry cupboard and wall cabinets with convenient pull down storage. Four ring induction hob with extractor over, integrated Bosch oven, dishwasher and upright fridge freezer. Inset stainless steel sink. Water softener under kitchen sink. Windows to two aspects and glass panelled door opening into the rear conservatory.

SITTING ROOM

12'6" x 12'0" (3.81m x 3.66m)
A dual aspect room which is well proportioned and has shutters at both windows. A gas living flame fire sits in a cast iron insert with slate hearth. Storage cupboard under stairs with alarm and key pad.

CLOAKROOM

Recently added with a two piece sanitary suite comprising WC and hand wash basin.

CONSERVATORY

16'11" x 7'4" (5.16m x 2.24m)
Reently refitted porcelain tiled floor and French doors opening onto the rear garden.

FIRST FLOOR

LANDING WITH LAUNDRY

With laundry/utility cupboard currently housing a washing machine.

BEDROOM 1

12'8" x 12'0" (3.86m x 3.66m)
Window to front elevation with shutters and built-in cupboard over stairs.

EN-SUITE SHOWER ROOM

9'2" x 7'7" (2.79m x 2.31m)
With an attractive three piece sanitary suite comprising corner shower enclosure iwth remote shower controls, vanity hand wash basin, close coupled w.c. and chrome heated towel rail. Fully tiled walls and floor. Built-in storage cupboards and window to the rear elevation.

BEDROOM 2

9'11" x 12'6" (3.02m x 3.81m)
Window to front elevation with fitted shutters.

BEDROOM 3

11'8" x 7'2" (3.56m x 2.18m)
With window to rear elevation with fitted shutters.

BATHROOM

With a three piece sanitary suite comprising close coupled w.c., wall hung hand wash basin and shower cubicle. Fully tiled walls and floor. Heated towel rail and wall mirror with LED light. Built-in storage and Velux roof light.

OUTSIDE

The property fronts onto the pavement.

The property is approached to the rear via a private drive adjacent to Beverley Grammar School with double timber gates providing access onto a tarmac driveway in front of the garage.

The rear garden is westerly facing with a central lawn and fenced perimeter. There is a flagged seating area adjacent to the conservatory and an outside tap.

GARAGE

12'9" x 16'5" (3.89m x 5.00m)
With roller shutter door. Supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system with underfloor heating to the kitchen, dining room and sitting room.

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.
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