





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



The Stables, 8 Dog & Duck Lane, Beverley HU17 8BJ
£695,000



- Fabulous central Beverley location
- Extensive secure parking plus double garage
- Stylish open plan dining kitchen
- Private walled southerly facing garden
- Interesting and characterful property
- Stunning kitchen and bathrooms
- Master bedroom with en-suite
- Council Tax Band: E
- EPC Rating: TBC

This fantastic town centre property has been transformed, creating a beautifully bright interior with so much to offer. Unusually for such a central location, it boasts extensive secure parking for up to three cars, plus a double garage with an inspection pit. The south-facing, private garden is a true oasis, belying its town centre position and enhancing the home's peaceful ambiance. Inside, the flexible accommodation includes a well-proportioned sitting room, a superb dining kitchen, and an interesting sun room leading to an additional family/study room. There are four bedrooms, with the master bedroom benefiting from a stunning en-suite shower room.

LOCATION

Dog & Duck Lane runs between Ladygate and Walkergate very close to Saturday Market in the centre of Beverley. Generally used by pedestrians only, the house lies on the south side of the street and is very convenient for all of the amenities in the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

9'0" x 11'2" (2.74m x 3.40m)
Wood front door with attractive multi-coloured glass panels. Solid oak flooring and stairs to first floor accommodation with window at mezzanine level.

SITTING ROOM

16'1" x 11'9" (4.90m x 3.58m)
A very well proportioned room with a continuation of the solid oak flooring from the entrance hall. A gas living flame fire is set in the chimney breast and there are French doors opening onto the garden with window to one side.

OPEN PLAN DINING KITCHEN

25'5" x 10'10" (7.75m x 3.30m)
A stunning kitchen with a generous range of wall and base storage units with contemporary grey fronts and Corian work surfaces with moulded sink and drainer. Four ring induction hob with contemporary styled extractor over. Bosch integrated oven, microwave, fridge freezer and dishwasher. Solid oak flooring. Space for table and living room furniture if required. Flat panelled radiator and window to front elevation with fitted shutters.

SUN ROOM EXTENDING INTO GARDEN ROOM

42'5" x 10'9" (12.93m x 3.28m)
An interesting room with exposed timber framework which holds up the glass roof and windows over the garden. Slate tiled floor. The garden room extends through timber bi-fold doors and encompasses one side of the southerly facing garden with windows along one full wall and the glass roof above.

FAMILY ROOM/STUDY

12'9" x 12'0" (3.89m x 3.66m)
Forming a pentagon, an attractive and unusual room which potentially offers great flexibility of use with an exposed brick fireplace, slate tiled floor and vaulted ceiling above. Windows overlooking the garden.

UTILITY ROOM

7'7" x 6'11" (2.31m x 2.11m)
White base storage units conceal the washing machine and tumble dryer. One and a half bowl porcelain sink and drainer set into the work surfaces. Window to front elevation with fitted shutters. Concealed wall mounted gas boiler. Door to the side opening into the car port.

DOWNSTAIRS CLOAKROOM

6'11" x 5'1" (2.11m x 1.55m)
With a two piece sanitary suite comprising modern close coupled w.c. and vanity hand wash basin. A continuation of the solid oak flooring from the entrance hall.

FIRST FLOOR

LANDING

Two storage cupboards, one of which is large and shelved out with a light and hanging rail and access to the loft.

BEDROOM 1

14'4" x 11'10" (4.37m x 3.61m)
Built-in modern wardrobes and window overlooking the garden.

EN-SUITE SHOWER ROOM

9'2" x 5'2" (2.79m x 1.57m)
With a stunning three piece sanitary suite comprising back to the wall w.c. with concealed cistern, vanity hand wash basin and walk-in shower with overhead and hand shower. Tiled floor and splashbacks. Attractive feature radiator which is supplementary to the underfloor heating and window to the rear elevation.

BEDROOM 2

12'8" x 11'10" (3.86m x 3.61m)
Built-in wardrobes including matching dressing table. Window to rear elevation.

BEDROOM 3

11'8" x 9'4" (3.56m x 2.84m)
Built-in wardrobes with dressing table and window to front elevation.

BEDROOM 4

10'4" x 9'10" (3.15m x 3.00m)
With built-in wardrobe and window to front elevation.



BATHROOM

10'9" x 7'11" (3.28m x 2.41m)
A fabulous four piece sanitary suite comprising walk-in shower enclosure, freestanding bath, vanity hand wash basin and back to the wall w.c. with concealed cistern. Tiled floor and splashbacks. Window to front elevation. Underfloor heating.

OUTSIDE

The property has ornate wrought iron railings which enclose a small area of garden to the front which has been laid under brick setts for ease of maintenance. An electric roller door provides access into the car port which leads down the side of the property and provides covered parking for two cars. Attractive brick setts continue on a driveway to the double garage. Adjacent to the driveway is a brick shed.

A beautiful southerly facing and established rear garden which is a true oasis in this town centre position. With a central lawn there are wide and very well stocked flower borders which provide for a fabulous backdrop from the garden room. Accessed directly from the dining kitchen and the living room is a flagged sun terrace.

DOUBLE GARAGE

With electric up and over door, inspection pit for car enthusiasts, light, power, water and a Belfast sink. Storage cupboards and workbench. Window to side elevation.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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.