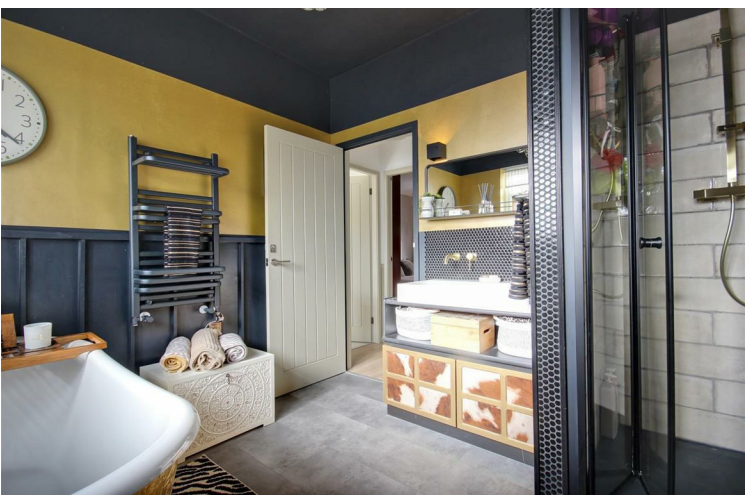




QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
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79A Swinemoor Lane, Beverley HU17 0LY
£415,000

- Beautiful family house
- Large garden (0.21 acres) with double garage & parking
- Four bedrooms / two bathrooms
- Direct access to main road
- Westerly aspect to the rear
- Conservatory with Solid Roof
- EPC Rating: D
- Council Tax Band: E

An immaculately presented and beautifully styled family house offering flexibility of living space and with three reception rooms, four bedrooms and two well appointed bathrooms. Boasting a very large rear garden for a property of this type, the house also has off street parking and a double garage to the rear. An attractive kitchen opens into a conservatory with westerly aspect and there is also a useful utility room. Offered to the market in true move in condition viewing is highly recommended.

LOCATION

The property is located on Swinemoor Lane and on the eastern side of Beverley. Swinemoor Lane is part of Beverley's ring road providing direct access onto the major road network. Close to a large number of local amenities, including an Aldi supermarket the property is also approximately 25 minutes walk into the town centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

18'9" x 6'3" (5.72m x 1.91m)
Composite front door, obscured glass panels, laminate flooring, stairs to the first floor accommodation and attractive feature radiator.

LIVING ROOM

17'7" x 10'10" (5.36m x 3.30m)
A very well proportioned living room. Stylish wood panelling to walls and window to front elevation. Double timber glass panelled doors open into the play room.

PLAY ROOM

11'0" x 8'10" (3.35m x 2.69m)
Offering flexibility of use and with French doors opening out onto the westerly facing rear garden. Laminate flooring.

OFFICE/SITTING ROOM

9'10" x 8'9" (3.00m x 2.67m)
Again allowing for flexibility of use having been used as a dining room in the past. Currently used as an Office, but can also be a Sitting Room/Snug. Window to front elevation. Oak style laminate flooring.

KITCHEN

11'3" x 9'9" (3.43m x 2.97m)
A very attractive kitchen offering a good range of wall and base storage units with grey fronts. Laminate work surfaces and glass splashback over a range. One and a half bowl porcelain sink and drainer. Five ring range with extractor over. Laminate flooring and open archway through into the conservatory and also the utility room.

UTILITY ROOM

9'10" x 6'0" (3.00m x 1.83m)
Base and wall storage units. Space and plumbing for washing machine and tumble dryer. Space for fridge. Laminate flooring and window to the side elevation.

CONSERVATORY

13'0" x 10'9" (3.96m x 3.28m)
Opening from the kitchen with solid roof, laminate flooring and French doors opening onto the westerly facing rear garden.

GROUND FLOOR SHOWER ROOM

7'8" x 6'3" (2.34m x 1.91m)
A stunning shower room with walk-in shower, back to the wall w.c., vanity unit with counter-top hand wash basin and granite worktop. Herringbone style floor. Panelling to walls. Attractive ladder style radiator (works from gas central heating and also electricity), wall mounted mirror with inset lighting and sound system. Window to rear elevation.

FIRST FLOOR

LANDING

With access to the loft which is fully boarded with light, ladder and stretches the full width of the property.

BEDROOM 1

14'5" x 11'0" (4.39m x 3.35m)
Window to front elevation.

BEDROOM 2

17'6" x 10'2" reducing to 9'1" (5.33m x 3.10m reducing to 2.77m)
Dual aspect room with windows to both rear and side elevations.

BEDROOM 3

13'5" x 9'1" (4.09m x 2.77m)
Window to front elevation. Laminate flooring. Panelling to walls and built-in wardrobe.

BEDROOM 4

12'2" x 8'7" (3.71m x 2.62m)
Window to rear elevation. Laminate flooring.

BATHROOM

9'9" x 8'8" (2.97m x 2.64m)
A fabulous bathroom with roll top bath and walk-in shower enclosure, back to the wall w.c., vanity hand wash basin and two feature radiators. Window to the rear elevation.

OUTSIDE

The property is set slightly back from the road with the front garden being used for parking. A driveway continues down the side of the property through a vehicular gate into the very generous sized rear garden.

Westerly facing, the garden is split up into a number of areas with a private patio area adjacent to the playroom and conservatory which is partly shaded by the double garage.

The rear garden is split into two lawned areas with numerous fruit trees and a large vegetable plot.

DOUBLE GARAGE

Double up and over door. Supplied with light and power. Parking to the front.

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).

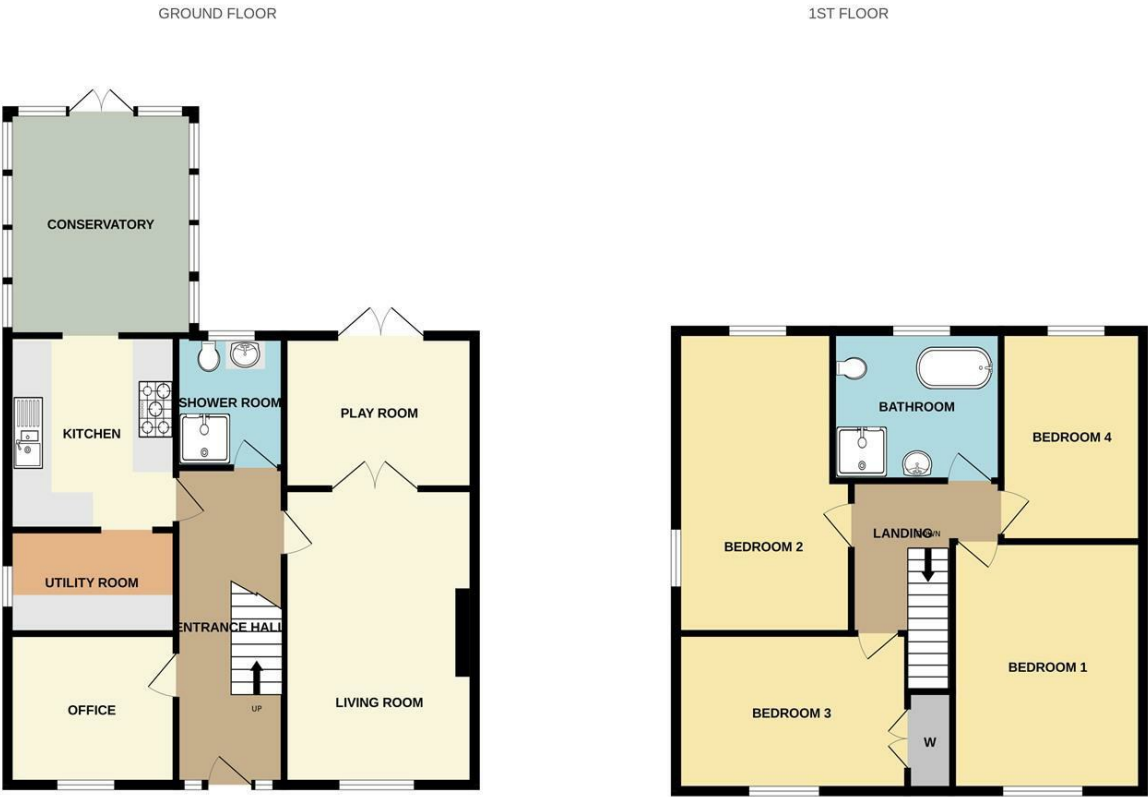
VIEWING

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.

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 ©2025