





The Property Specialists

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11 Morton Lane, Beverley HU17 9DA
£145,000

- Traditional terraced home.
- Excellent location.
- Close to Beverley town centre.
- Tesco supermarket close by.
- Two reception rooms.
- Two double bedrooms.
- Rear garden area.
- Excellent first time buyer or investment property.
- Council Tax Band: B
- EPC Rating: D

A traditional two bedroomed terraced house located on the fringe of Beverley town centre and benefitting from access to the extensive and varied amenities available therein as well as being closely located to the Tesco supermarket.

The property offers two reception rooms with kitchen and bathroom at ground floor level whilst at first floor are two good sized double bedrooms. The rear garden area is enclosed and laid to gravel with planting beds. This really is an outstanding opportunity to acquire a first time home or a very much sought after investment property.

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 ACCOMMODATIION COMPRISES

GROUND FLOOR

LIVING ROOM

11'3" x 10'2" (3.43m x 3.10m)
Timber fireplace with marble effect inset and hearth and living flame gas fire. PVCu sealed unit double glazed window, ceiling coving, dado rail and radiator.

DINING ROOM

13'0" x 11'3" (3.96m x 3.43m)
Return staircase to first floor. PVCu sealed unit double glazed window and radiator.

KITCHEN

9'4" x 5'6" (2.84m x 1.68m)
Base and eye level units with roll edge work surfaces incorporating a gas hob, electric oven and single drainer sink unit. PVCu sealed unit double glazed window and radiator. Door to outside.

BATHROOM

6'6" x 5'6" (1.98m x 1.68m)
Panelled bath, wash basin and low level w.c. Tiled walls. PVCu sealed unit double glazed window and vertical radiator.

FIRST FLOOR

BEDROOM 1 (back)

11'3" x 10'0" (3.43m x 3.05m)
Timber fireplace, built-in storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2 (front)

11'3" x 10'3" (3.43m x 3.12m)
PVCu sealed unit double glazed window, fitted wardrobe and radiator.

OUTSIDE

The property is approached via a small forecourt garden whilst at the rear is an enclosed garden laid to gravel with planting beds and benefitting from a rear pedestrian access.

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.

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 floorplan 10/20/15