





The Property Specialists

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**19 Swinemoor Lane, Beverley HU17 0JU**  
**£150,000**



- Mid-terraced home.
- Deceptively light and spacious.
- Two reception rooms.
- Two bedrooms.
- Ground floor shower room and first floor family bathroom.
- Three lawned garden areas.
- Private car parking.
- PVCu sealed unit double glazing and central heating.
- Modern fittings throughout.
- Council Tax Band: B EPC Rating: C

A deceptively light and spacious mid-terraced house offering two reception rooms with two bedrooms and two bathrooms having modern fittings throughout including a white gloss kitchen. The house stands on a very good sized plot with three lawned garden areas along with a private car parking space. This really is a wonderful opportunity to acquire a first time home or investment opportunity.

**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 ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALL**  
PVCu sealed unit double glazed door and radiator.

**LIVING ROOM**  
11'6" x 9'8" (3.51m x 2.95m)  
Ceiling cornice, PVCu sealed unit double glazed box bay window and radiator. Could potentially be used as a ground floor third bedroom.

**SITTING ROOM**  
13'2" x 13'0" (4.01m x 3.96m)  
Painted timber fireplace with cast iron and tile inset on marble hearth. PVCu sealed unit double glazed window and radiator. Understairs storage cupboard.

**KITCHEN**  
11'9" x 7'4" (3.58m x 2.24m)  
A range of white gloss base and eye level units having integrated electric oven and hob with stainless steel single drainer sink unit. PVCu sealed unit double glazed window, door to outside and radiator.

**SHOWER ROOM**  
7'4" x 6'7" (2.24m x 2.01m)  
Showering cubicle with wash basin and low level w.c. PVCu sealed unit double glazed window and radiator.

**FIRST FLOOR**

**BEDROOM 1**  
13'3" x 11'6" (4.04m x 3.51m)  
Period cast iron fireplace on tile hearth. PVCu sealed unit double glazed window and radiator.

**BEDROOM 2**  
5'7" x 10'7" stretching to 16'3" (1.70m x 3.23m stretching to 4.95m)  
PVCu sealed unit double glazed window and radiator. Built-in cupboard housing gas fired central heating boiler.

**BATHROOM**  
10'6" x 7'3" (3.20m x 2.21m)  
Modern suite comprising bath with monsoon shower attachment over, wash basin and low level w.c. Built-in storage cupboard. PVCu sealed unit double glazed window and radiator.

**OUTSIDE**  
The house is set back nicely from the road with a wall and fence boundary having lawn with central planting area. Directly to the rear of the property is a yard area with further lawned garden and hedge boundary. Beyond the ten foot stands a private car parking space and an additional enclosed lawned garden area.

**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](mailto:beverley@qandc.net)



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metapix 2.0.0.5