

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



64 Wilbert Lane, Beverley, East Yorkshire, HU17 0AL

- 📍 Terraced House
- 📍 Two Double Bedrooms
- 📍 Lounge & Dining Room
- 📍 Council Tax Band = B
- 📍 First Floor Shower Room
- 📍 Courtyard Garden
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£159,950

INTRODUCTION

Situated within the centre of the Historic Town of Beverley is this well presented terraced home ideal for first time buyers or investors. Just a short walk from the town centre, the property is offered for sale with no onward chain. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, dining room and kitchen with utility. Upon the first floor are two double bedrooms and a modern shower room. The property has the benefit of gas central heating and double glazing.

To the front of the property is a small enclosed garden area. To the rear is a courtyard style garden with brick store.

LOCATION

Wilbert Lane runs off Wilbert Grove which is situated off Trinity Lane in Beverley. Ideally placed to take advantage of the many amenities including the train station and Tesco Superstore, both just a short walk away. Beverley itself regularly features as one of the most desirable places to live in the country and is a historic market town with excellent range of facilities together with a renowned Beverley Minster, the open pasture land of the Westwood and its own race course. Beverley also has a theatre and cinema. The town also has a private golf club within the Westwood. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar within Georgian district, Saturday Market, Wednesday Market and the modern Flemingate shopping centre.

Kingston upon Hull - 11 miles

York - 31 miles

Leeds - 57 miles

Junction 38 M62 motorway - 13 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Leading through to the lounge and dining room.

LOUNGE

11'0" x 9'10" approx (3.35m x 3.00m approx)

With bay window to front elevation.



DINING ROOM

12'11" x 11'9" approx (3.94m x 3.58m approx)

With staircase leading to the first floor and useful understairs storage cupboard.



KITCHEN

12'10" x 9'0" approx (3.91m x 2.74m approx)

With modern fitted units with laminate worksurfaces, sink and drainer with mixer tap, oven, four ring gas hob and filter above. There is also a useful utility area with additional fitted units and plumbing for a washing machine.



FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 11'1" approx (3.91m x 3.38m approx)
With built in wardrobes and window to front elevation.



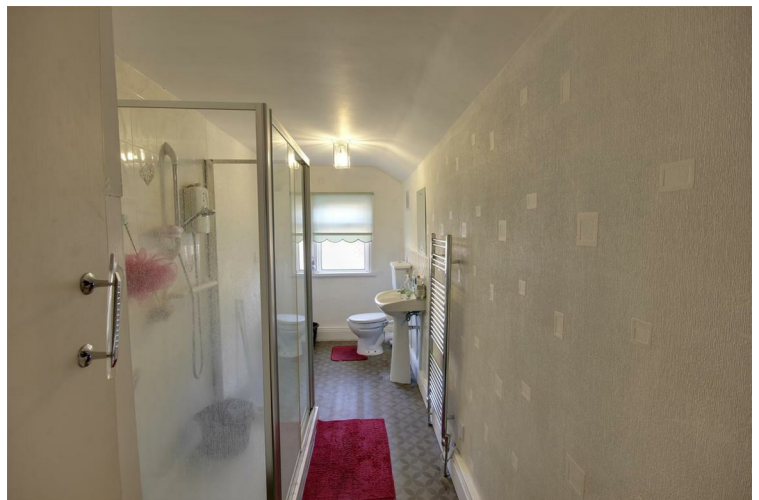
BEDROOM 2

12'10" x 9'0" approx (3.91m x 2.74m approx)
With built in wardrobes and window to rear.



SHOWER ROOM

With suite comprising of a large shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to rear.



OUTSIDE

To the front of the property is a small enclosed garden area. To the rear is a courtyard style garden with brick store.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

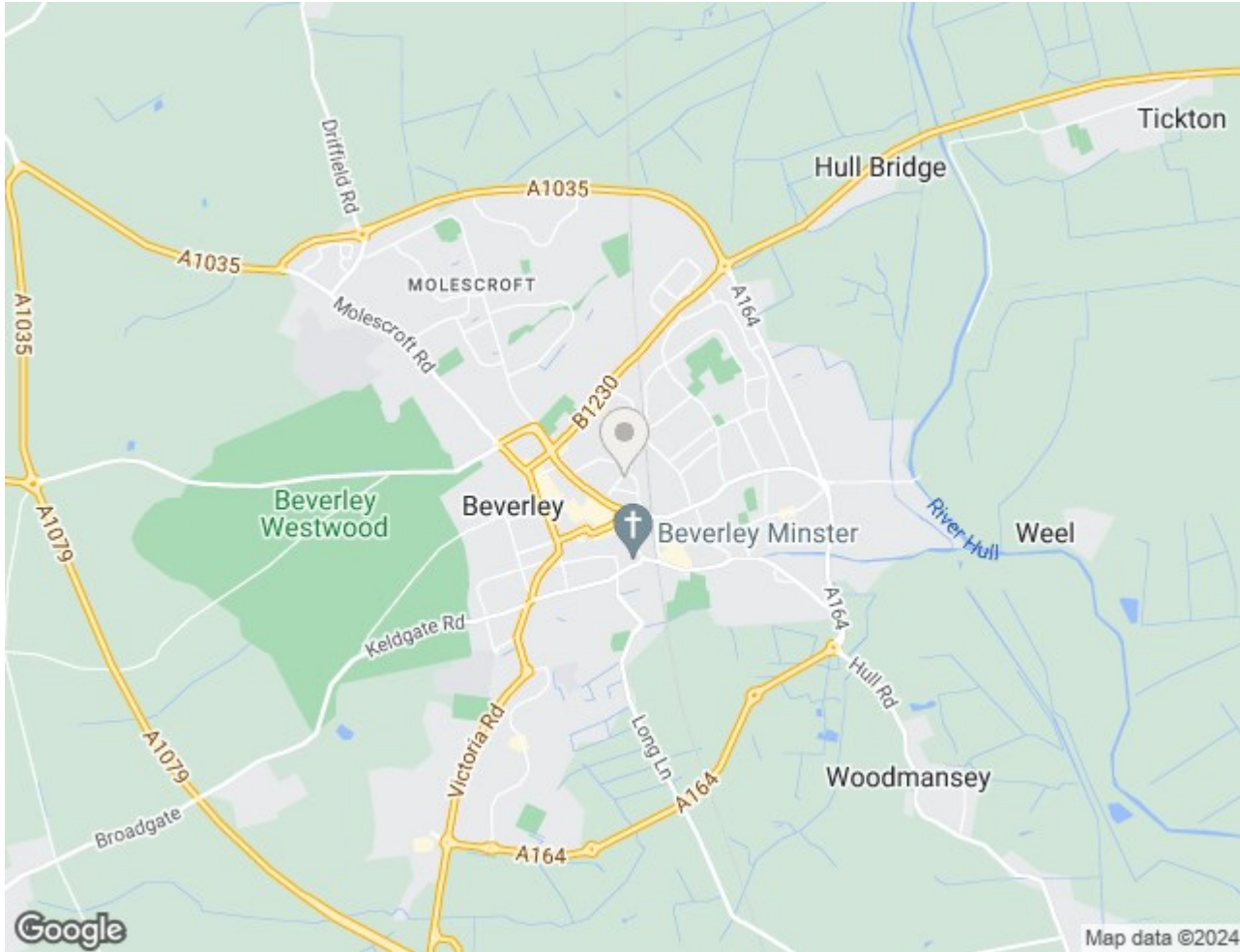
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

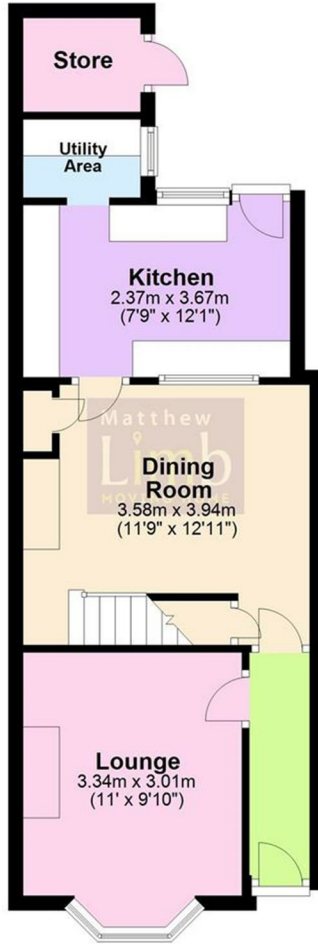
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 73.9 sq. metres (796.0 sq. feet)

