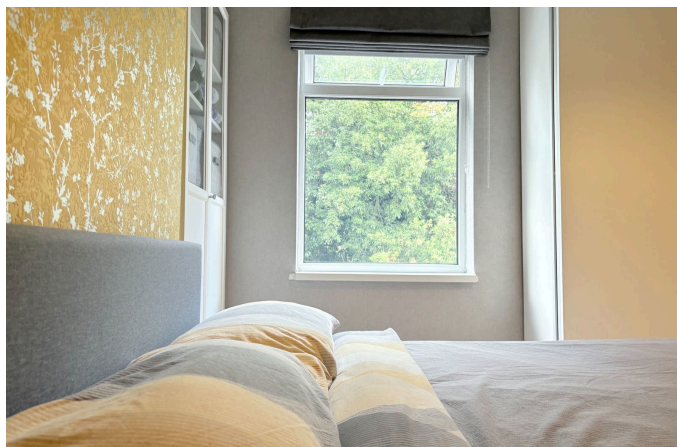


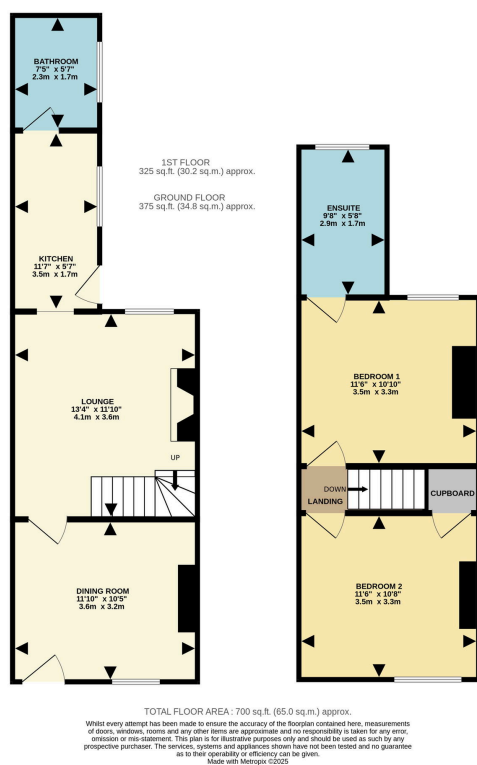
## 3 Morton Lane, Beverley, East Riding of Yorkshire, HU17 9DA

£197,500

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- Located in the centre of Beverley
- Council Tax Band B
- Superfast broadband
- Multi-fuel wood burning stove
- Double glazing throughout
- Freehold
- Secluded south-west facing garden
- Gas central heating
- Modern kitchen with built in dishwasher
- Patio area to the front of the house



## Introduction

Just a two minute walk from Beverley's town centre, train station, and supermarket, this terraced home combines convenience with comfort. It includes a low-maintenance, sunny south-west facing garden ideal for family meals or entertaining.



The ground floor features both dining and living rooms—the latter with a working wood burning stove—plus a galley kitchen equipped with dishwasher and washing machine, and a bathroom with shower over the bath.

Upstairs are two double bedrooms, including a spacious master with large ensuite.

Perfect for small families, first-time buyers, or commuters seeking easy access to amenities in a practical, welcoming space.

### **Location**

Incredibly central in Beverley, the property provides the perfect opportunity for a stroll into town, providing easy access to the shops, restaurants and other attractions that Beverley offers. A two minute walk from Beverley train station makes the journey to Hull, Leeds or further afield a breeze.

### **Accommodation**

#### **Dining Room - 3.6m x 3.2m (11'9" x 10'5")**

A dining room with high ceiling, window overlooking the front of the property, and a period-style combination fireplace that creates a sociable space for family meals and entertaining guests.

#### **Living Room - 4.1m x 3.6m (13'5" x 11'9")**

A cosy living room, with a multi-fuel wood burning stove for those cold winter evenings, window looking out to the rear garden, and an open doorway leading directly into the kitchen.

#### **Kitchen - 3.5m x 1.7m (11'5" x 5'6")**

A modern, stylish fitted kitchen that makes great use of the space to also include a dishwasher and washing machine, electric oven with ceramic hob, a fitted fridge freezer as well as a range of base and wall mounted units.

#### **Bathroom - 2.3m x 1.7m (7'6" x 5'6")**

The downstairs bathroom is fitted with a bath with overhead shower, built in wash basin and toilet. The room is tiled on the walls and floor, with a large heated towel rail and built in cupboards for extra storage.

#### **Guest Bedroom - 3.5m x 3.3m (11'5" x 10'9")**

A double bedroom with a window looking out over the front of the property. A cupboard over the stairs provides additional storage space.

#### **Master Bedroom - 3.5m x 3.3m (11'5" x 10'9")**

A double bedroom with a window overlooking the rear garden and a door into the ensuite bathroom.

**Ensuite** - 2.9m x 1.7m (9'6" x 5'6")

The ensuite is a good sized second bathroom, with a rectangular sliding door shower enclosure, wash basin and toilet. The frosted glass window overlooking the rear garden makes the room light and airy.

**Outside - Rear garden**

To the rear of the property, the star of the show is undoubtedly the rear garden. Tucked away in the centre of Beverley, the garden provides the perfect spot to relax and entertain, providing the perfect sun trap until late into the afternoon.