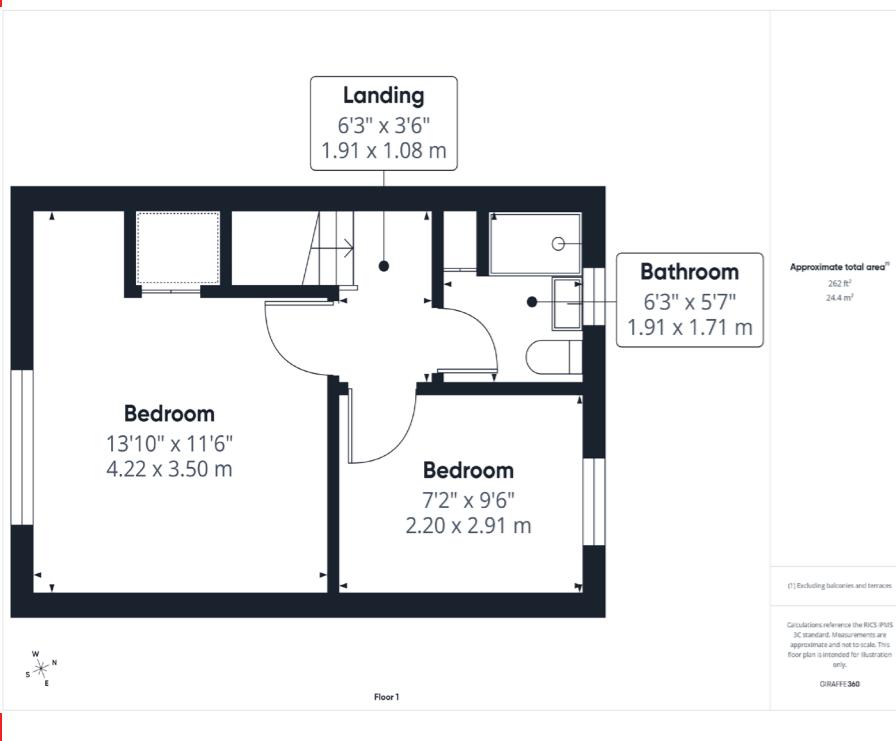


**£209,950**

**24 Morton Lane,  
Beverley**



#### HEATING AND INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

#### SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

#### TENURE

Freehold. Vacant possession upon completion.

#### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'B' (verbal enquiry only).

#### VIEWINGS

Strictly by appointment with the agent's Beverley office.





## 24 Morton Lane, Beverley, HU17 9DB

A very well presented 2 bedroom mid-townhouse in this central Beverley location. This lovely property has a modern shower room and kitchen so will be an excellent opportunity for a range of purchasers. As well as its excellent condition and central location it is forecourted to the front, has a rear garden and parking to the rear. No forward chain so early viewing is highly recommended.

This well presented modern home close to Beverley town centre will appeal to a range of buyers from downsizers through to first time buyers and investment purchasers. Its appealing central location is enhanced by the off-street parking and small rear garden. With both an updated kitchen and bathroom the property is neutrally presented throughout. With gas-fired central heating and uPVC double glazing the accommodation comprises: an Entrance Hall, Living Room with bay window to the front, Dining Kitchen with an integrated double oven and hob, fridge freezer, a good-sized Double Bedroom, a further Single Bedroom and modern Shower Room. There is a forecourt to the front of the property, a rear garden and an off street parking space to the rear. The vendors have informed us that much of the furniture would be available by separate negotiation which may have real appeal for first time buyers.

An internal inspection is highly recommended to fully appreciate this lovely property that comes with no forward chain but we have a 360-degree tour available which will provide an excellent overview in the first instance.

### LOCATION

The property is situated on Morton Lane which is a road that leads away from the town centre. As such it is very conveniently located for access to all the town centre has to offer including the excellent range of shops, restaurants, pubs and other leisure amenities. It is particularly conveniently located for the nearby Tesco supermarket and also for Beverley railway station and the bus station.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Stairs to first floor.

##### Living Room

An attractive room with bay window to the front.

##### Kitchen

With a range of base and wall mounted Shaker-style units in white with an integrated double oven, electric hob and fridge freezer. 1.5 bowl sink and single drainer, window to the rear, sliding patio doors to the garden and a cupboard housing the gas boiler.

### Outside

There is a forecourt to the front of the property with metal railings to the perimeters. To the rear of the property there is a small garden with an area of paving, an area of artificial lawn, a flower border, fence to perimeter and a gate to the rear.

### Parking

There is a parking space to the rear of the garden and we understand that there are potentially other opportunities to park at the rear though they do not form part of the title of the property.



#### FIRST FLOOR

##### Landing

##### Bedroom 1

A good-sized double bedroom with a window to the front.

##### Bedroom 2

A single bedroom with a window to the rear.

##### Shower Room

A modern three piece suite with a shower enclosure, low flush WC and pedestal wash-hand basin. Window to the rear and fitted cupboard.

