Quick & Clarke
PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

54 Wood Lane, Beverley HU17 8BS

Guide Price £300,000

Beverley | Cottingham | Hornsea | Willerby

- Deceptively spacious cottage
- Approximately 1,050 square feet
- Two reception rooms
- Wonderful kitchen day room
- Two bedrooms and study
- First floor bathroom
- Short walk to town centre and Beverley Westwood
- Council Tax Band: C
- EPC Rating: C

54 Wood Lane is a deceptively spacious Period cottage which extends to approximately 1,050 square feet and is located on arguably one of the prettiest Lanes in Beverley - highly sought after due to its location between the centre of this historic market town and the stunning open pastures of Beverley Westwood. The property has been extended in the past and offers two reception rooms with extremely spacious kitchen day room at ground floor level, to the first floor there is a double bedroom, study and bathroom whilst at second floor is a further double bedroom. The cottage is complemented by the gardens to front and rear and this really is not one to be missed.

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

Ceiling cornice, dado rail, staircase to first floor and radiator.

LIVING ROOM

11'2" x 9'9" (3.40m x 2.97m)
Cast iron fireplace with tile hearth. Built-in fireside cupboard, ceiling cornice, PVCu sealed unit double glazed window and radiator.

DINING ROOM

12'6" x 10'0" (3.81m x 3.05m)
Half panelled walls, laminate floor, storage cupboard and radiator.

KITCHEN DAY ROOM

19'3" x 12'6" (5.87m x 3.81m)
Having a range of base and eye level units with timber work surfaces incorporating a double bowl sink unit and a single bowl sink unit, four sealed unit double glazed skylights, wall mounted gas fired central heating boiler, French doors to rear garden and three radiators.

FIRST FLOOR

LANDING

BEDROOM 1

13'0" x 11'4" (3.96m x 3.45m)
Built-in fireside wardrobes, PVCu sealed unit double glazed window and radiator.

STUDY

7'8" x 6'0" (2.34m x 1.83m)
Built-in cupboard and radiator.

BATHROOM

7'8" x 6'0" (2.34m x 1.83m)
Panelled bath with telephone taps, wash basin and low level w.c. Part tiled walls. PVCu sealed unit double glazed window and radiator.

SECOND FLOOR

BEDROOM 2

15'5" x 11'10" (4.70m x 3.61m)
Exposed Period floorboards, PVCu sealed unit double glazed dormer window and radiator.

OUTSIDE

To the front of the property is a cottage style forecourt garden whilst at the rear is a good sized walled and fenced garden having central brick sett pathway meandering through mature trees and planting areas but also benefitting from stone and decking seating areas.

The owner of this property enjoys a right of way of access to the rear but there is no right of way over the subject plot.

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 majority 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

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 Metropix ©2026

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.