



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



11 Green Lane, Tickton HU17 9RH
£210,000

- Skirting open fields
- Side drive (2 cars) plus garage
- Tucked away cul-de-sac position
- Excellent school catchment
- Modern kitchen & bathroom
- Well proportioned throughout
- EPC Rating: D
- Council Tax Band: B

A well proportioned and beautifully presented traditional semi-detached house. Having the benefit of a side drive which can accommodate at least two cars, plus a further detached garage, the property skirts open fields to the rear and since the property is located on a small cul-de-sac, this provides for a peaceful and semi-rural feeling which belies the close proximity to the centre of this sought after village. With a modern kitchen and bathroom, the property has two double bedrooms and viewing is highly recommended.

LOCATION

The property is located on a small cul-de-sac leading off from Green Lane and skirting open fields to the rear. Green Lane lies on the South side of the much sought after village of Tickton and is accessed directly off Main Street.

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'10" x 3'11" (1.47m x 1.19m)

Modern uPVC front door with stained glass panel, laminate flooring and stairs to the first floor accommodation.

LIVING ROOM

14'7" x 11'4" (4.45m x 3.45m)

A well proportioned room with a bowed window to the front elevation. A gas living flame fire is set in an Adam style fireplace with a built-in cupboard to the alcove to one side.

BREAKFAST KITCHEN

14'8" x 8'8" (4.47m x 2.64m)

A modern kitchen offering a generous range of wall and base storage units with oak style fronts, laminate work surfaces and ceramic style splashbacks, stainless steel sink and drainer, slide-out space for stove, space for washing machine, dishwasher and fridge freezer, uPVC glass panelled door opening onto the rear garden and two windows to the rear aspect.

FIRST FLOOR

LANDING

Cupboard housing the hot water tank.

BEDROOM 1

12'5" x 11'7" (3.78m x 3.53m)

Fitted wardrobes with sliding fronts and window to the front elevation.

BEDROOM 2

11'2" x 8'3" (3.40m x 2.51m)

Window to the rear elevation.

BATHROOM

7'9" x 6' (2.36m x 1.83m)

Three piece sanitary suite comprising vanity unit with back to the unit w.c., semi-recessed hand wash basin, panelled bath with glass screen and shower over, fully tiled walls and window to the front elevation.

OUTSIDE

The property has a small and easy to maintain garden to the front which has been laid under artificial lawn. A driveway leads down the side of the property which provides parking for at least two cars and leads up to the garage.

GARAGE

A detached brick garage with up-and-over door, supplied with light and power and with further storage in the roof space which is partially boarded.

REAR GARDEN

The rear garden has the benefit of skirting open fields and is well tended with a central lawn, patio area and enclosed fencing on three sides. A timber gate provides access back onto the driveway.

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 uPVC 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

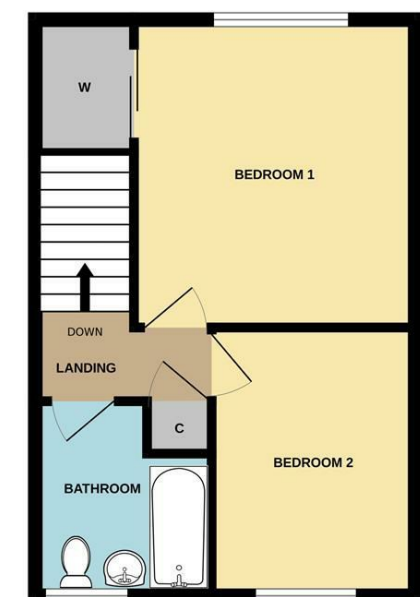
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GROUND FLOOR



1ST FLOOR



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.

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.
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