

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**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

**£169,950**

## INTRODUCTION

Positioned within easy walking distance of Beverley's vibrant town centre, this well-presented terraced home offers an excellent opportunity for first-time buyers, investors and those seeking a conveniently located property within one of the region's most sought-after market towns.

Offered for sale with the advantage of no onward chain, the property provides well-proportioned accommodation arranged over two floors and is ready for a purchaser to make their own. The ground floor comprises an entrance hallway leading to a comfortable lounge, separate dining room and a fitted kitchen with adjoining utility area, creating a practical layout that is well suited to both everyday living and entertaining.

The first floor accommodates two generous double bedrooms together with a modern shower room, whilst the property further benefits from gas central heating and double glazing throughout.

Externally, there is a small enclosed garden area to the front, while the rear courtyard-style garden provides a private outdoor space complete with a useful brick-built store.

Combining comfortable accommodation, outdoor space and a highly convenient location just moments from Beverley's excellent range of shops, restaurants, amenities and transport links, this is a property that offers both immediate appeal and excellent long-term potential.

## 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.



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of double glazing.

## 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*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## *PROGRESSING AN OFFER*

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

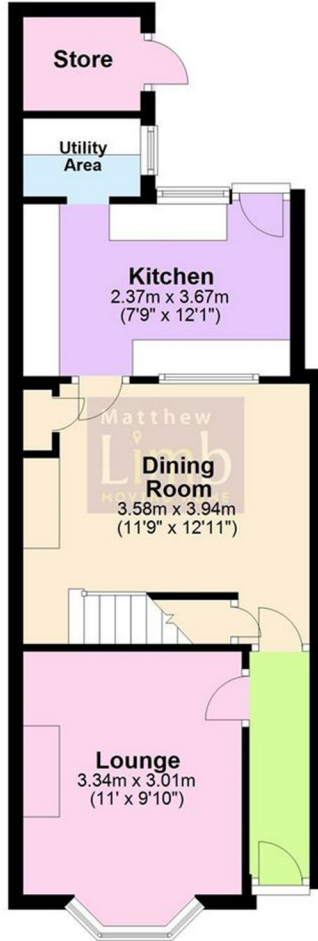
## *PROPERTY TO SELL?*

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)

