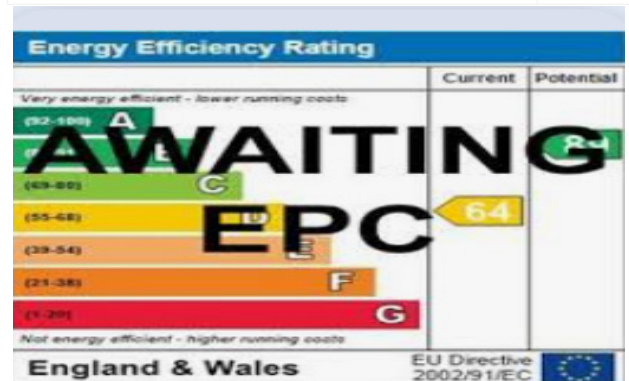
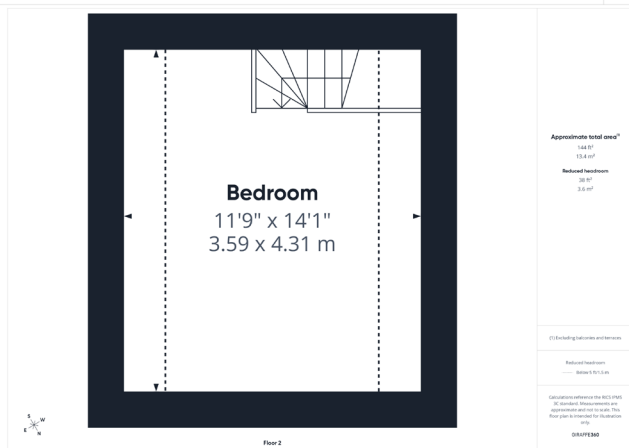
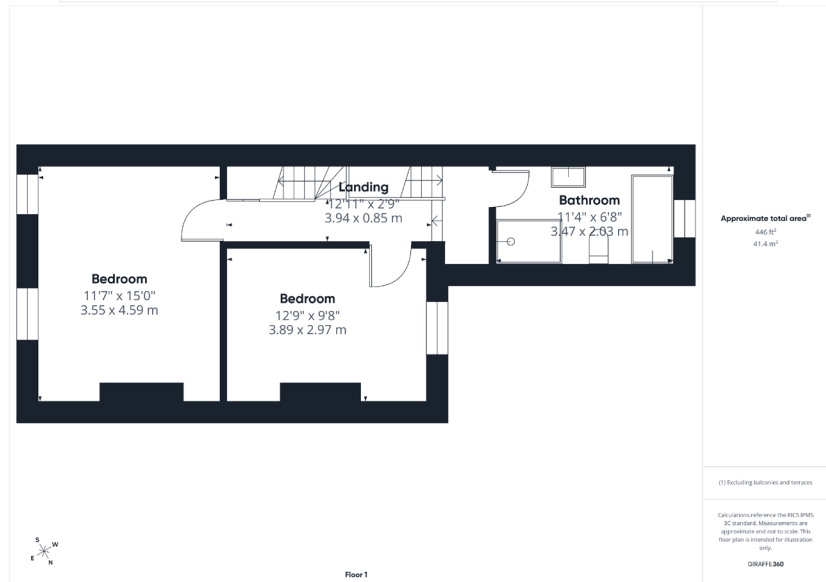
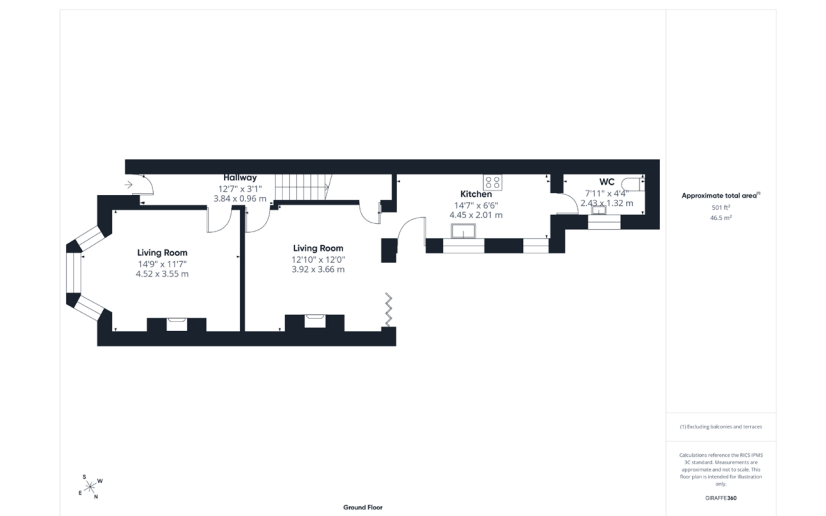




HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

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

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£345,000

75 Wilbert Lane,
Beverley,
HU17 0AJ



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



75 Wilbert Lane, Beverley, HU17 0AJ

DESCRIPTION

A beautifully refurbished period terrace house in this sought after central Beverley street. The forecourt property has undergone an extensive programme of improvement by the current owner in the last 5 years to include a new roof, rewiring, internal insulation to all external walls and a new central heating system as well as full cosmetic updating. It is a lovely property with 2 double bedrooms, a useful converted loft, a utility room/ WC cloaks and has off street parking. Early viewing is essential to avoid missing out.

This sympathetically restored period terrace house will have wide appeal given the quality and scale of its accommodation, its central location and its off street parking. The current owner has extensively upgraded both the fabric and interior to create a comfortable modern home that manages to simultaneously pay tribute to its period origins. Particular features for us are of course the always sought after off street parking, the central location, the embracing of period features, the loft room and even the utility room which also serves as a WC. The regular rooms are also excellent with a mosaic tiled floor in the hallway, the contrasting quarry tiles in the dining room along with a wood burning stove and bifold doors. The beautifully fitted bathroom has a 4 piece suite including a freestanding bath and shower screen with fluted glass. Upgrades since the property was bought in late 2021 include rewiring, a new central heating system, new roof, new kitchen, new bathroom and many other items. If you are looking for the opportunity to live in a period house without the worry of much of the potential maintenance that can go with it, this could be the one for you.



The house benefits from uPVC double glazing and gas-fired central heating. The accommodation briefly comprises: an Entrance Hall with original mosaic tiled floor, a Living Room with a bay window and period fireplace, a Dining Room with contrasting quarry tiled floor, a wood burning stove and bifold doors to the garden, an attractively fitted Kitchen and a Utility Room which doubles as a WC/Cloaks. To the first floor is a Landing, a large Double Bedroom with fitted wardrobes and two windows to the front, a further Double Bedroom and a stylish Bathroom with a four piece suite including a freestanding bath and a large shower enclosure with fluted glass. Stairs lead from the landing to an attractive and spacious loft room with a Velux style window to the rear and access to under eaves storage. There is a forecourt garden to the front of the property and a town garden to the rear with a brick store and a gate giving access to the off street parking area which also accommodates a wooden shed/workshop.

An early viewing is essential to fully appreciate all this property offers and avoid missing out on such a superb opportunity. However, we also offer a 360 degree tour which will provide a very useful first insight.

LOCATION

Wilbert Lane is so central to Beverley that the entrance to the M&S foodhall car park sits at one end of it (though none of that traffic will impact this end!). It is largely made up of period terrace houses and obviously provides excellent access to the town centre and all it offers, but also to the nearby railway and bus stations.

ACCOMMODATION

Entrance Hall - an attractive entrance hall with an original mosaic tiled floor, ceiling mouldings, a door with fluted glass and stairs to the first floor.

Living Room - an attractive room with a bay window to the front, ceiling mouldings and a period fireplace with an open grate.

Dining Room - with superb period contrasting quarry tiled floor, a wood burning stove, bifold doors to the garden and an understairs cupboard.

Kitchen - an attractively fitted kitchen with a range of Shaker style base and wall mounted units with a natural timber work surface and twin bowl Belfast sink. There is space for a Range cooker and American style fridge freezer, a fitted dishwasher, two windows to the side and a door to the side.

Utility Room/WC Cloaks - with plumbing for an automatic washing machine, an area of work surface, a low flush WC, wash hand basin and a window to the side.

First Floor Landing - with stairs to the loft room and a window to the side. The bathroom door is a particular feature with its delightful coloured lights.

Bedroom 1 - a spacious double bedroom with two windows to the front and fitted wardrobes.

Bedroom 2 - a double bedroom with a window to the rear.

Bathroom - a stylishly fitted bathroom packed with modern convenience but with a nod to the property's period past. The four piece suite comprises a freestanding bath, a spacious shower enclosure with a dual valve shower and fluted glass screen, a low flush WC and a wash hand basin into a period side board which offers storage under. There is green brick style tiling with a contrasting black strip, two Velux windows to the side and a window to the rear. A really lovely space.

Loft Room - an attractive loft room with a Velux style window to the rear and access to under eaves storage. It could make a very useful study, studio space, play room etc'.

OUTSIDE

Gardens and Parking - there is a walled forecourt to the front of the house with a paved path and slate chippings as well as an ornamental cherry tree and some planting. To the rear of the house there is a north west facing town garden that is not overlooked by other properties. Much of it is slate chipped but there is a paved patio and a long brick lined border. There is also a brick store. Fencing and a gate lead to the off street parking space beyond which also accommodates a timber shed/workshop and is accessible from the ten foot beyond.

