



**45 Butt Lane, Beverley HU17 8NG**

**£325,000**

- Four bedrooomed detached house.
- Conservatory to rear.
- Outstanding location.
- Great access to Beverley Town Centre.
- Good facilities close by.
- Excellent school catchment areas.
- Two reception rooms.
- Vehicular access off Newton Drive.
- Parking and garage.
- Council Tax Band: C EPC Rating: C

An attractive four bedrooomed detached house offering over 1,000 square feet of accommodation and located in an enviable, tucked away position fronting onto Butt Lane but benefitting from vehicular access via Newton Drive.

Properties in this locality are extremely sought after due to the ease of access to Beverley Town Centre as well as having a range of local facilities close by including shops and doctor's surgery as well as being located within catchment for very highly regarded Primary and Secondary Schools.

The property has been extended in the past with the addition of a conservatory and currently offers very spacious living room with dining room and separate kitchen along with cloakroom to ground floor whilst at first floor there are four bedrooms and family bathroom.

The garden is well screened and landscaped to allow for low maintenance.

## 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 COMPRIMES

### ENTRANCE HALL

With radiator.

### CLOAKROOM

Low level w.c. with wash hand basin, half tiled walls, PVCu sealed unit double glazed window and radiator.

### LIVING ROOM

16'10" x 15'8" narrowing to 10'0" (5.13m x 4.78m narrowing to 3.05m)  
Solid oak fire surround with feature cast iron inset, staircase to first floor, PVCu sealed unit double glazed bay window and two radiators.

### DINING ROOM

10'8" x 9'0" (3.25m x 2.74m)  
Solid oak floor with sealed unit double glazed patio doors to conservatory and radiator.

### KITCHEN

10'7" x 7'5" (3.23m x 2.26m)  
Approached via French doors from dining room having base and eye level units with roll edge worksurfaces incorporating a single drainer sink unit with plumbing for automatic washing machine and PVCu sealed unit double glazed window to rear.

### CONSERVATORY

11'0" x 8'6" (3.35m x 2.59m)  
Of brick and PVCu sealed unit double glazed construction with French doors to garden and two radiators.

### FIRST FLOOR

#### LANDING

PVCu sealed double glazed window.

#### BEDROOM 1

12'0" x 10'3" (3.66m x 3.12m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 2

9'5" x 8'6" (2.87m x 2.59m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 3

8'2" x 6'5" (2.49m x 1.96m)  
PVCu sealed unit double glazed window and radiator.

#### BEDROOM 4

8'10" x 6'6" (2.69m x 1.98m)  
PVCu sealed unit double glazed window and radiator.

#### BATHROOM

7'7" x 5'0" (2.31m x 1.52m)  
Panelled bath with shower over and glass screen, wash hand basin and low level w.c. Built in cupboard housing gas fired central heating boiler, half tiled walls, PVCu sealed unit double glazed window and radiator.

### OUTSIDE

Pedestrian access to the front of the property is gained via Butt Lane through a mature hedge with attractive gravelled garden.

The rear garden has been paved for ease of maintenance and there is also the benefit of a further side paved storage area.

To the rear of the property and approached via Newton Drive is a separate driveway which also offers car parking facilities.

### GARAGE

16'9" x 8'6" (5.11m x 2.59m)  
The property benefits from a brick and tiled single garage with light and power laid on, having up and over door.

### 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 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](mailto:beverley@qandc.net)



**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 misdescription. Prospective buyers should make their own enquiries to satisfy themselves as to the details. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.