








Quick & Clarke
PROPERTY SPECIALISTS

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10 Waltham Lane, Beverley HU17 8HB

£550,000

Beverley | Cottingham | Hornsea | Willerby

- Incredibly well presented home
- Extremely light and spacious
- Almost 1,400 square feet
- Heart of the town centre
- 4 bedrooms, 2 bathrooms
- 27'6" living room
- Delightful South facing garden
- Recently fully refurbished
- Garage & private parking
- EPC Rating: C.. Council Tax Band: F

An absolutely incredibly well presented modern town house which has been recently extensively refurbished and modernised, and provides an outstanding opportunity to acquire a modern home with gardens, garage and private car parking in the heart of Beverley town centre. The wonderfully light and spacious accommodation extends to approximately 1,400 square feet, having a 27'6" through living room with contemporary kitchen and cloakroom with w.c. at ground floor level, whilst at first floor the particularly well proportioned bedrooms offer a master with en-suite shower room, three further good size bedrooms and contemporary family bathroom. The property is complemented by the delightful South facing rear garden, garage and private car parking space. The extensive amenities of Beverley's town centre are only a stone's throw away.

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 PORCH
PVCu sealed unit double glazed French doors.

ENTRANCE HALL
Staircase to first floor, PVCu sealed unit double glazed window and radiator.

LIVING ROOM
27'6" x 14' narrowing to 12'3" (8.38m x 4.27m narrowing to 3.73m)
A wonderfully light and spacious reception room having feature timber fireplace with marble effect inset and hearth with open fire, ceiling coving and dado rail, PVCu sealed unit double glazed windows to the front elevation with PVCu sealed unit double glazed French doors to the rear garden and radiators.

KITCHEN
15' x 11'7" (4.57m x 3.53m)
A delightful, fully refurbished kitchen offering base and eye level units with white granite work surfaces and integral single sink, fridge freezer, double oven, microwave combination oven, electric hob and plumbing for automatic washing machine, wood effect floor along with downlighters, PVCu sealed unit double glazed window and door to rear garden, understairs storage cupboard and radiator. Personal access door to garage.

CLOAKROOM
Low level w.c. with corner wash hand basin.

FIRST FLOOR

LANDING
Built-in airing cupboard housing hot water cylinder with electric immersion heater.

BEDROOM 1
15'8" x 12'4" (4.78m x 3.76m)
Having a range of fitted wardrobes, PVCu sealed unit double glazed windows and radiator.

EN-SUITE SHOWER ROOM
7' x 5' (2.13m x 1.52m)
Shower in quadrant cubicle, wash basin and low level w.c., timber effect floor, eaves storage cupboard, PVCu sealed unit double glazed window and radiator.

BEDROOM 2
17'9" x 10' (5.41m x 3.05m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
11'6" x 11'5" (3.51m x 3.48m)
With a range of fitted cupboards and shelves, PVCu sealed unit double glazed window and radiator.

BEDROOM 4
8'10" x 8' (2.69m x 2.44m)
Fitted cupboards with desk and shelves, PVCu sealed unit double glazed window and radiator.

BATHROOM
12' x 6' (3.66m x 1.83m)
Modern suite comprising panelled bath with shower over, vanity wash basin and low level w.c. with concealed cistern, timber effect flooring, PVCu sealed unit double glazed window and radiator.

OUTSIDE
To the front of the property is a brick sett forecourt and drive offering off-street car parking for two cars, whilst at the rear of the house is a particularly well presented garden laid mainly to lawn with stone seating areas and extensively stocked flower beds.

GARAGE
9'10" x 17'4" (3.00m x 5.28m)
Roller shutter door and having light, power and water laid on.

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.

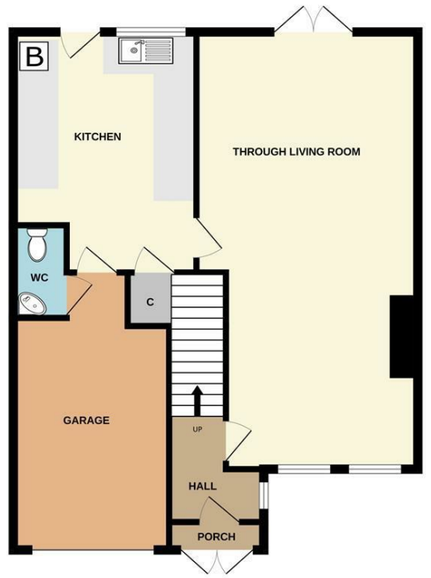
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

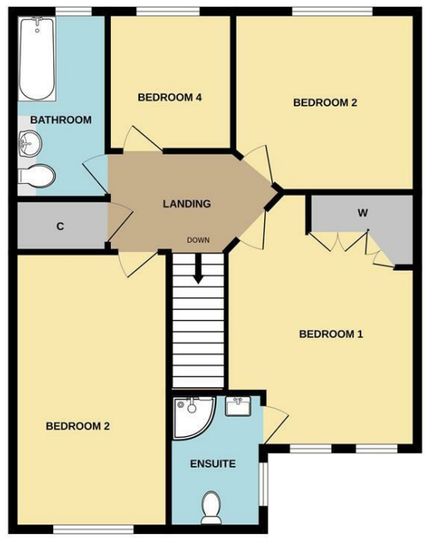
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the 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

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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