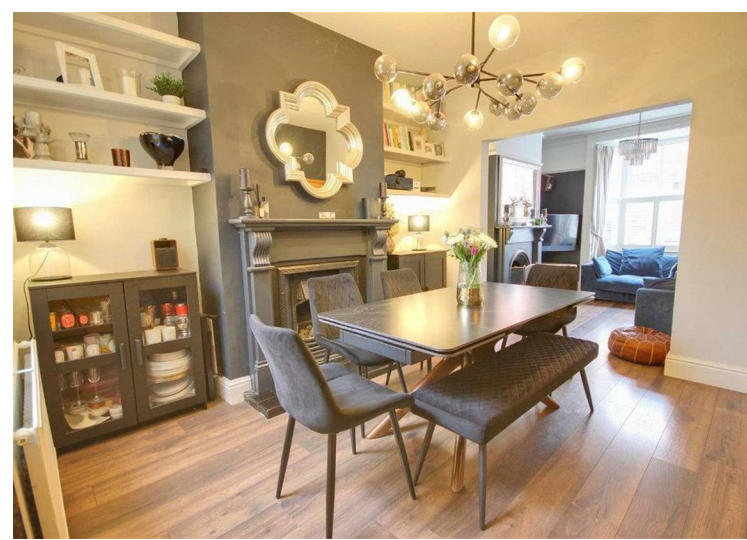




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PROPERTY SPECIALISTS

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**40 Wood Lane, Beverley HU17 8BS**  
**£420,000**

Beverley | Cottingham | Hornsea | Willerby

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- Incredible Period residence in an outstanding location.
- One of Beverley's prettiest lanes.
- Stone's throw to historic town centre and Beverley Westwood.
- Great community feel.
- Wonderful mix of modern and Period features.
- Two inter-communicating reception rooms.
- Outstanding kitchen day room.
- Three good size bedrooms and recently refitted bathroom.
- Delightful low maintenance rear garden.
- Council Tax Band: C EPC Rating: D

If your dream is to live in a wonderful Victorian townhouse which stands on one of Beverley's most prettiest lanes having a lovely sense of community and being only a stone's throw away from the centre of this historic market town and the open pastures of Beverley Westwood then number 40 Wood Lane is the answer.

This delightful three bedroomed home is presented in outstanding order and is a credit to the current owners having two inter-communicating reception rooms along with an outstanding kitchen day room offering superb entertaining and relaxation space. There are two good size double bedrooms along with a further single bedroom to the rear complemented by the modern bathroom suite and the eclectic mix of Period characterful features whilst offering all that a modern family could wish for. This is a rare opportunity indeed and demand is expected to be high for a Period property of such quality in an outstanding location like Wood Lane.

#### 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 HALL

Laminate flooring and staircase to first floor.

###### LIVING ROOM

11'0" x 11'0" (3.35m x 3.35m)

Painted timber fireplace with cast iron inset fire on quarry tile hearth with open fire. Timber effect laminate flooring. Sash bay window and radiator. Open to :

###### DINING ROOM

12'0" x 11'6" (3.66m x 3.51m)

Painted timber fireplace with cast iron inset and living flame gas fire. Timber effect laminate flooring. Understairs storage cupboard. Sash window and radiator.

###### KITCHEN DAY ROOM

18'8" x 7'8" (5.69m x 2.34m)

An extremely well appointed modern kitchen with polished stone work surfaces incorporating Belfast sink, integrated fridge freezer and Smeg cooking range. Wall mounted gas fired central heating boiler. Sash windows, parquet style flooring, downlighters and radiator. French doors to rear garden.

##### FIRST FLOOR

###### LANDING

Solid oak flooring and radiator.

###### BEDROOM 1

14'7" x 11'0" (4.45m x 3.35m)

Painted timber fireplace with cast iron Period inset on stone hearth. Built-in fireside cupboard. Solid oak floor. Sash window and radiator.

###### BEDROOM 2

12'0" x 9'0" (3.66m x 2.74m)

Period cast iron fireplace with built-in fireside cupboard and wardrobe. Solid oak floor. Sash window and double radiator.

###### BEDROOM 3

8'6" x 7'10" (2.59m x 2.39m)

Solid oak floor. Yorkshire sash window and radiator.

##### BATHROOM

9'9" x 4'6" (2.97m x 1.37m)

A contemporary suite comprising panelled bath with monsoon shower over, vanity wash basin with drawers below and low level w.c. with concealed cistern. Marble effect tile floor and walls. Yorkshire sash window. Towel radiator.

##### OUTSIDE

To the front of the property is a gravel forecourt garden with tiled approach and box hedge boundary along with parkland style gated access.

The rear garden is ideal for an entertaining space having tiled seating and barbeque area leading to an artificial grassed garden with sleeper style flowerbeds and a further tiled entertaining space with gated and pedestrian access to the rear.

##### 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 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 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 quantity or efficiency can be given. Made with Metamax C2025