





The Property Specialists

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4 Long Lane, Beverley HU17 0NH
£325,000

- Beautiful and characterful Period house
- Adjacent to Beverley Minster
- Central Beverley location
- Modernised and updated stunning bathroom (6 mths old)
- Located in Conservation Area
- Southwesterly facing garden
- EPC Rating: D
- Council Tax Band: C

Situated in arguably one of the best positions in Beverley this enchanting double fronted Period house overlooks the Minster Pasture.

Having been updated and modernised and benefitting from a stunning bathroom which is less than 6 months old the property has a beautiful light and bright ambiance.

Offering the flexibility of two reception rooms in addition to a well proportioned dining kitchen and sunroom, opening onto the garden, the house also has a recently fitted utility/downstairs cloakroom. To the first floor are two double bedrooms supplemented by a large walk-in dressing room and a newly fitted bathroom.

The garden is easy to maintain and south westerly facing.

LOCATION

The location of the property is one of its greatest assets - located on Long Lane close to its junction with Keldgate and adjacent to the historic Beverley Minster - this superb central position allows ease of access to all the amenities of Beverley town centre and with a frontage overlooking the open pasture.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Timber front door with stained glass panel and further window above. Stripped floorboards and matching dipped and stripped Period doors to reception rooms. Staircase leads to the first floor accommodation.

LIVING ROOM

12'8" x 11'0" (3.86m x 3.35m)
An attractive and cosy room with superb feature fireplace with tiled hearth housing gas living flame fire. Stripped floorboards and window overlooking the pasture land adjacent to Beverley Minster.

SITTING ROOM / BEDROOM 3

11'5" x 9'11" (3.48m x 3.02m)
Allowing for flexibility of use with feature fireplace with tiled hearth housing an open fire and with alcoves to either side. Window to the front elevation.

DINING KITCHEN

12'11" x 11'8" (3.94m x 3.56m)
A charming kitchen offering a generous range of wall and base storage units with oak fronts and matching oak butcher's block work surfaces. Inset Belfast sink. Five ring range with double oven, quarry tiled floor, space and plumbing for dishwasher and fridge freezer. Double glazed sash window to the rear elevation and open archway into the sun room.

SUN ROOM

9'1" x 5'3" (2.77m x 1.60m)
A beautiful light and bright room with French doors opening onto the garden and two large Velux windows above. Continuation of quarry tiled floor from the kitchen.

UTILITY ROOM / WC

6'6" x 4'5" (1.98m x 1.35m)
Newly fitted and with wall and base storage units and space for washing machine. WC and wall hung hand wash basin. Window to side elevation and porcelain tiled floor.

FIRST FLOOR

BEDROOM 1

12'8" x 10'11" (3.86m x 3.33m)
Window to front elevation and Period cast iron fireplace.

BEDROOM 2

12'0" x 10'11" (3.66m x 3.33m)
Window to front elevation and Period cast iron fireplace.

STUDY / WALK-IN DRESSING ROOM

Allowing flexibility of use but currently shelved out and used for storage.

BATHROOM

7'6" x 6'2" (2.29m x 1.88m)
A newly fitted and stunning bathroom offering a three piece sanitary suite comprising vanity hand wash basin, close coupled WC and corner shower enclosure. Chrome heated towel rail. Built-in cupboard housing the modern Ideal Standard boiler (approximately 5 years old and with the balance of the warranty) and further decorative niche. Window to rear elevation.

OUTSIDE

The property fronts onto the pavement in keeping with the age of the property.

The rear garden is south westerly facing with a concrete path leading between well stocked flower borders to a gate which leads to a shared access passage to Keldgate. Relatively private and easy to maintain the aspect of the garden is well positioned for the afternoon sun.

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 secondary double glazing to the front rooms and recently fitted double glazed windows to the majority of the rear.

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

AGENT'S NOTE

Please note that the property is in a Conservation Area.



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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