



**HEATING AND INSULATION**  
The property has gas-fired central heating and extensive double glazing.

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

**TENURE**  
Freehold. Vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

**VIEWINGS**  
Strictly by appointment with the agent's Beverley office.



£390,000

37 Grayburn Lane,  
Beverley



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# 37 Grayburn Lane, Beverley, HU17 8JR

A three double bedroom, bay-fronted, three storey mid terraced house located on this highly sought after central Beverley street. The property is packed with period features including fireplaces with the original tiled hearths, ceiling mouldings and doors. These houses are always sought after and an early viewing is essential. With nearly 1250 sq ft of internal space the property provides comprehensive well presented accommodation that will suit a range of buyers. In brief it comprises: Entrance Hall, Living Room with bay windows and feature period fireplace housing a wood burning stove, Dining Room, a small Garden Room, fitted Kitchen with Belfast sink, a useful room that could be a Study/Snug and a ground floor Shower Room. To the first floor is a landing, 2 Double Bedrooms, both with period fireplaces, a large Bathroom with a traditional style suite in white including a freestanding cast iron bath and to the second floor is a further Double Bedroom. There is a southerly facing walled courtyard to the rear with a brick store and a forecourt to the front of the house. The property benefits from gas fired central heating and extensive double glazing with some secondary glazing to the front windows. There is residents' parking available on Grayburn Lane. A really lovely property in a great Beverley town centre location that also provides good access to the renowned Beverley Westwood.

The property is situated in the centre of Beverley, East Yorkshire's county town, renowned for its stunning architecture and quality of life. The property lies just west of Beverley's main shopping area and Grayburn Lane runs between Lairgate and Albert Terrace. Beverley provides significant retail and entertainment opportunities and the Westwood lies just a little further west of the property, within easy reach of excellent walks and open space.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall**  
With a tiled floor.

**Living Room**  
An attractive room with high ceiling and ceiling mouldings, a bay window to the front and a stunning period fireplace with ceramic tiled hearth and wood burning stove.

**Dining Room**  
A spacious dining room with period style fireplace and ceiling mouldings.

**Garden Room**  
With French windows opening onto the rear yard and a velux style window to the ceiling.

**Kitchen**  
Fitted with a range of base and wall mounted units, a Belfast sink and space for a range-style cooker.

**Study/Snug**  
A useful little room that could also be used as a breakfast room.

**Shower Room**  
With a modern 3 piece suite including shower unit, low flush WC and hand basin. Also plumbing for a washing machine.

### FIRST FLOOR

**Landing**  
Stairs to second floor.

**Bedroom 1**  
A spacious double bedroom with two secondary glazed sash windows to the front and a period fireplace with tiled hearth.

**Bedroom 2**  
A double bedroom with period fireplace and tiled hearth.

**Bathroom**  
A spacious bathroom with a traditional style white suite including a freestanding enamelled bath in the centre of the room and a Victorian style shower and enclosure over. Low flush WC, pedestal wash hand basin, fitted cupboard and stripped floorboards.

## SECOND FLOOR

**Bedroom 3**  
A spacious double bedroom with exposed roof timber, built in cupboard and uPVC double glazed window to the front.

### OUTSIDE

There is a forecourt to the front of the property with a low brick wall and metal railings to the perimeter. To the rear of the house is a southerly paved yard with brick wall and timber fencing to perimeters and a gate providing access to the tenfoot at the rear. There is a brick store.

**PARKING**  
Parking is available on Grayburn Lane and nearby streets with a residents' permit.

