

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grayburn Lane

Beverley, HU17 8JR

Offers Over £325,000



Council Tax: C



# 43 Grayburn Lane

Beverley, HU17 8JR

Offers Over £325,000



## Entrance Hall

UPVC front door, understairs cupboard and wooden flooring.

## Downstairs Toilet

Tiled floor, heated towel rail, low flush WC, wash hand basin pedestal, tiled walls and extractor fan.

## Breakfast Room

UPVC window to the front and rear aspect, French doors, coving, radiator, wooden flooring and power points.

## Lounge

D/G bay window to the front aspect, coving, ceiling rose, oak flooring, electric feature fireplace, TV point and power points.

## Dining Room

UPVC window to the side aspect, coving, ceiling rose, stairs to the first floor landing, electric feature fireplace, radiator, telephone point and power points.

## Kitchen

UPVC window to the rear and side aspect, door to the side, coving, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, integrated washer/dryer, integral dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven and hob, extractor hood and power points.

## First floor landing

UPVC window to the side aspect.

## Bedroom One

UPVC window to the side aspect, coving, fitted wardrobes, radiator and power point.

## Bedroom Two

Window to the front aspect, coving, fitted wardrobes, fitted cupboard with loft access, radiator and power points.

## Bathroom

Access off the main bedroom, UPVC window to the side aspect, heated towel rail, tiled floor, roll top bath with mixer taps and shower attachment, fully tiled double cubicle with power shower, low flush WC, wash hand basin with vanity unit, tiled flooring and laundry cupboard housing boiler.

## Rear Garden

Low maintenance

## Off Street Parking

Available down the side of the property.

## Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; C

**\*\*AN EXQUISITE TWO BEDROOM PROPERTY SITUATED IN A HIGHLY DESIRABLE LOCATION OF BEVERLEY WITH THE HISTORIC CENTRE JUST A SHORT WALK FROM YOUR DOORSTEP\*\*** This traditional Victorian property is situated on the quiet tree-lined street of Grayburn Lane, presenting spacious accommodation and a well-maintained garden to the rear, perfect for relaxing or entertaining. Grayburn Lane is situated in the heart of Beverley making it a perfect location to appreciate the thriving town centre, which offers a wide variety of high street shops, coffee houses, restaurants and much more just a short walk from your doorstep. Maintained to a high standard, this property has decorative detail that remains sympathetic to creating a contemporary feel to a period property. The home briefly comprises of; entrance hall, lounge, dining room, a spacious and modern kitchen, breakfast room, two bedrooms, bathroom and a courtyard garden. Homes like this are very rarely available and highly sought after, book your viewing now as you don't want to miss out!!



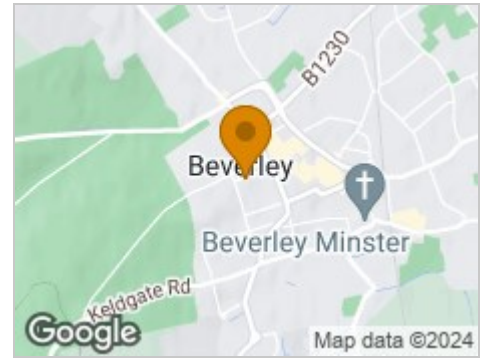
## Road Map



## Hybrid Map



## Terrain Map



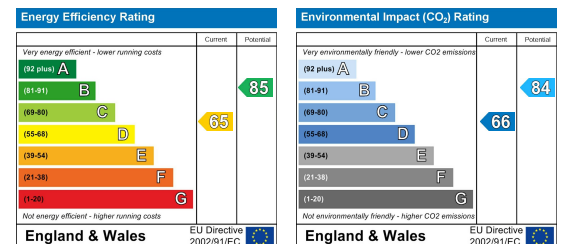
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.