



Springdale Stud, Long Lane, Beverley, East Riding of Yorkshire, HU17 0RN

DESIRABLE LOCATION WITHIN A SHORT WALK FROM THE MINSTER



The extremely generous and versatile ground floor accommodation provides a great space to work from home - take a look at the floorplan to see the real possibilities.

Summary

Offering circa 3,000 sq.ft. of versatile accommodation, providing four double bedrooms, three bathrooms and four receptions. You will struggle to find anything in Beverley at this price.

Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

With staircase off, understairs storage cupboard.

Cloakroom & WC

With wash hand basin.

Lounge

Large picture windows taking full advantage of the garden aspect, period style fireplace with cast iron inset and gas fire. Double doors to the sitting room.

Sitting Room

Study





Open Plan Dining Living Kitchen

The dining living area has double French doors leading to the west facing rear garden. The kitchen area has a comprehensive range of floor and wall cabinets with complementing solid granite worktops and slate flooring, single drainer sink unit, integrated microwave and coffee machine, plumbing for automatic washing machine, range oven (may be available subject to separate negotiation).

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Rear Entrance Porch

First Floor Landing

Access to eaves storage.

Master Bedroom

Includes a range of fitted wardrobes.

En-suite Shower Room

Fully tiled complementing a three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c. plus heated towel rail.

Bedroom 2

With fitted wardrobes.

En-suite Shower Room 2

Three piece suite with complementing tiling comprising shower cubicle, pedestal wash hand basin and low level w.c.

Bedroom 3

Bedroom 4

Family Bathroom

Fully tiled complementing a four piece suite comprising free standing contemporary bath, shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

Outside

The property is set well back from the road with front and rear gardens plus a garage. There is a proposed private road giving access to the four houses to be built with a vehicle right of way to Springdale Stud which can be seen in more detail on the site plan, full details available on request.

Services

Mains water and electricity are connected to the property.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

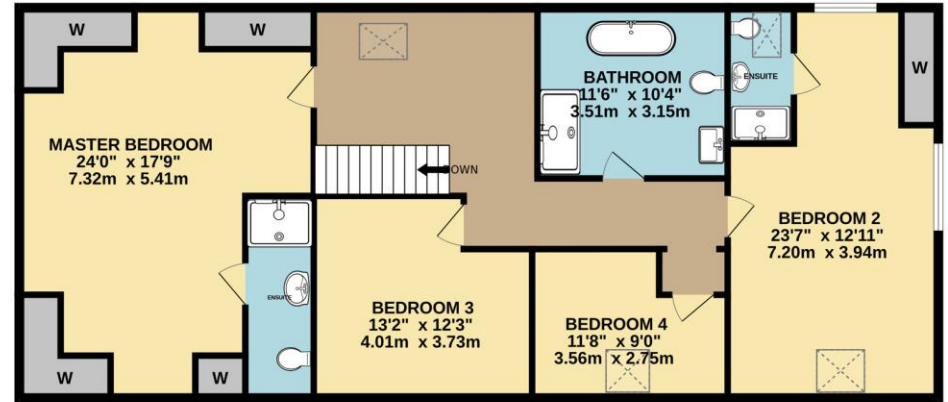




GROUND FLOOR
1613 sq.ft. (149.9 sq.m.) approx.



1ST FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2927 sq.ft. (272.0 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

