



11 Shepherd Lane
Beverley, East Yorkshire HU17 8NH
Price £400,000

WP WOOLLEY
& PARKS

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AN OUTSTANDING DETACHED FAMILY HOME ON ONE OF THE BEST PLOTS WITHIN THIS SOUGHT AFTER DEVELOPMENT BY RISBY HOMES - REMODELLED AND ENHANCED TO THE PRESENT OWNERS SPECIFICATION - VIEWING IS ESSENTIAL 360° VIRTUAL TOUR AVAILABLE ONLINE ***

'The Ryeland' is an undeniably eye-catching detached home forming part of the highly regarded 'Shepherds Rest' development by the renowned local builders Risby Homes, designed as a four bedroomed layout but remodelled off plan by the present owners to their own specification - that being a Three En-Suite Bedroomed adaptation with many 'Extras'. A highly energy efficient home with beautiful internal and external finishes, briefly comprising Entrance Hall and Downstairs WC, Office, Lounge and fabulous Day Kitchen, with both main rooms boasting bi-fold doors opening to the South-Easterly rear garden. The property includes a double garage served by a double width driveway offering ample vehicle space.

Viewing is ABSOLUTELY ESSENTIAL to gain a true appreciation for the many fine qualities of this remarkable home!

The Property

Risby Homes are an award winning builder with a reputation for delivering high specification homes with an environmentally conscious approach to construction. The property is built using character facing brick with decorative stone detailing, insulated cavity and concrete block inner leaf, under an interlocking tiled roof. High specification double glazed uPVC external windows and composite doors enhance the energy efficiency of the home, with a gas fired boiler providing zonal underfloor heating to ground floor and radiators to upper floors. #

The property is understood to have been completed in December 2019, with the balance of the 10 year NHBC warranty remaining.

Entrance Hall 18'4" x 3'3" widens (5.59m x 0.99m widens)

An attractive composite entrance door, with frosted double glazed panel detail, opens to a welcoming hallway boasting high quality wood effect flooring, alcove cabinet housing the gas combi boiler with cloaks hanging space below, and a turning staircase rising to the first floor, with built-in storage cupboard below. Oak internal doors are consistent throughout the home.

Downstairs WC 5'4" x 3'11" (1.63m x 1.19m)

A stylish white suite of WC and vanity hand basin with cabinet below, tiled splash back, extractor fan, quality wood effect flooring and double glazed privacy window.

Office 7'6" x 5'10" (2.29m x 1.78m)

A useful work-from-home space with internet/media points, high quality wood effect flooring and a double glazed window.

Lounge 13'2" x 12'5" (4.01m x 3.78m)

A generous reception room benefitting from plenty of natural light via a double glazed window and the bi-folding doors to the garden. With high quality wood effect flooring and TV/media points.

Dining/Day Kitchen 19'9" x 14'2" (6.02m x 4.32m)

A wonderful open plan social space forming the hub of the home, comprehensively fitted with a high specification range of base, wall and drawer units in a high gloss laminate finish with granite work surfaces, matching upstands and a recessed ceramic sink unit. High-end integrated appliances include an electric double oven/grill and microwave, induction hob with contemporary angled extraction hood, fridge freezer and dishwasher. A central island unit provides additional storage and includes a wine chiller. With a range of lighting options, quality wood effect flooring, TV/media points, double glazed window and bi-folding doors to the garden.

First Floor Landing

With built-in airing cupboard, loft access hatch, fitted carpet and a double glazed window over the staircase.

Principal Bedroom 12'4" x 12'4" (3.76m x 3.76m)

A beautifully proportioned double bedroom enjoying a dual aspect via double glazed windows to the rear and side elevations, with radiator, TV/media points, fitted

carpet and an attractive range of fitted furniture including wardrobes, drawer unit and freestanding bedside units. A 'secret door' within a bank of wardrobes gives access into the:

En-suite 9'10" x 6'0" (3.00m x 1.83m)

A luxuriously appointed facility features a stylish white suite comprising of a large freestanding bath tub with handheld shower attachment, separate shower enclosure with rainfall shower and additional riser rail attachment, vanity wash basin with drawers below and the WC. With beautiful wall and floor tiling, chrome towel radiator, extractor fan and two double glazed privacy windows.

Bedroom Two 10'7" x 8'11" (3.23m x 2.72m)

A light and airy double room with radiator, TV point, fitted carpet and a double glazed window to the front elevation.

En-suite 8'11" x 3'2" (2.72m x 0.97m)

Smartly appointed with a white suite comprising shower enclosure with rainfall shower and additional riser rail attachment, vanity wash basin with drawers below and the WC, with stylish wall and floor tiling, chrome towel radiator, extractor fan and a double glazed privacy window.

Bedroom Three 10'5" x 7'8" (3.18m x 2.34m)

A very comfortable double room, also enjoying a dual aspect via double glazed windows to the rear and side elevations, with radiator, TV point and fitted carpet.

En-suite 6'11" x 6'2" (2.11m x 1.88m)

A nicely sized and beautifully appointed facility features a large step-in shower enclosure with rainfall shower, additional riser rail attachment and a glass partition screen, vanity wash basin with drawers below and the WC. With stylish wall and floor tiling, chrome towel radiator, extractor fan and a double glazed privacy window.

External

The property boasts an attractive frontage with fabulous 'kerb-appeal', owing to beautifully planted borders across the front and side elevations. The driveway stands at the back of the plot, providing ample space for two vehicles on approach to the garage.

Double Garage 18'3" x 18'0" (5.56m x 5.49m)

A substantial double garage with automated sectional roller door, electric lighting and power sockets.

Garden

Set within a part walled, part fenced perimeter, with gated access from the driveway, the garden is delightfully landscaped to provide an expanse of lawn, block paved terrace spaces and seating area making the most of the favourable south easterly aspect.

Services

The property is understood to be connected to all mains services.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - E.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

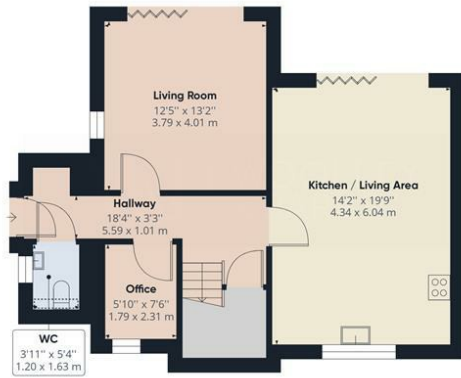
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

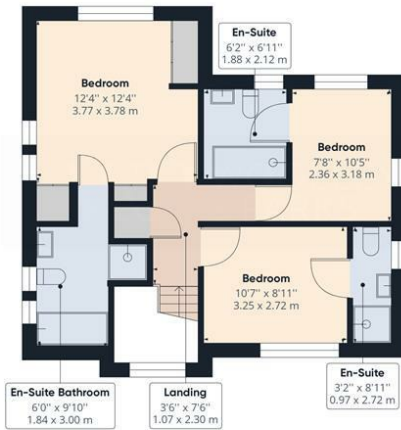
Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1198.62 ft²
111.36 m²

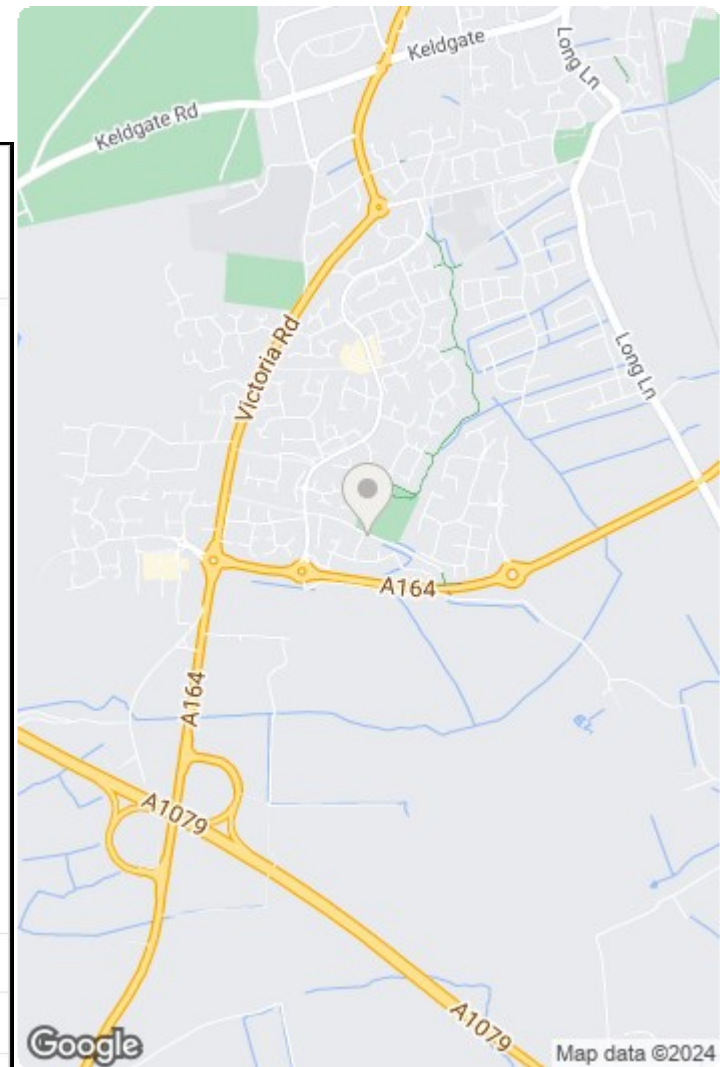
Reduced headroom
2.93 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

