

staniford
grays



2 Speedwell Lane, Walkington, BEVERLEY, HU17 8XZ

£400,000





2 Speedwell Lane

BEVERLEY, HU17 8XZ

- GREAT LOCATION
- VERY WELL PRESENTED
- DOUBLE GARAGE
- LARGE GARDEN TO THE REAR
- EXCELLENT SCHOOL CATCHMENT AREAS
- LARGE THROUGH KITCHEN DINING ROOM
- OFF STREET PARKING

A very well presented four bedroom detached property with plenty of off street parking, double garage and large private garden to the rear. The property is situated in a sought after location, ideal for Beverley and in an excellent position for school catchment areas.

The property briefly comprises, Entrance Hallway, large open plan kitchen diner with utility room, large living room opening onto conservatory and ground floor WC, while the first floor gives access to the four bedrooms, the master being ensuite and a family bathroom.



£400,000



ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

With stairs to the first floor and radiator.

OPEN PLAN KITCHEN DINER

Wall and base units with stone effect work surfaces. Gas hob with extractor hood over, eye level oven and combination microwave. There is a sink with mixer tap, integrated fridge freezer, windows to the front and rear.

19' x 11'3" (5.79m x 3.43m)

UTILITY ROOM

Wall and base units, sink with mixer tap, plumbing for washing machine, door to the rear and radiator.

6'2" x 6'2" (1.88m x 1.88m)

LIVING ROOM

There is a feature fire place with real flame gas fire, windows to the front, two radiators and double doors opening onto the conservatory.

19' x 11'2" (5.79m x 3.40m)

CONSERVATORY

Of dwarf wall construction with radiator and double doors opening onto the garden.

12'7" x 12' (3.84m x 3.66m)

WC/ CLOAKS

There is a low flush WC, wash hand basin, window to the front and radiator.

FIRST FLOOR LANDING

Has a airing cupboard and window to the front.

MASTER BEDROOM

With a range of fitted wardrobes, double glazed window to the front and radiator.

12' x 11' (3.66m x 3.35m)

ENSUITE

With shower cubicle, mains fed shower, wash hand basin and low flush WC. A double glazed window to the front and radiator.

BEDROOM TWO

With a double glazed window to the rear and radiator.

11'4" x 8'7" (3.45m x 2.62m)

**BEDROOM THREE**

With a double glazed window to the rear and radiator.

11'8 x 7'4" (3.56m x 2.24m)

BEDROOM FOUR

With a double glazed window to the front and radiator.

11'8 x 6'9" (3.56m x 2.06m)

HOUSE BATHROOM

Featuring a panel bath with shower over, pillared wash hand basin, low flush WC. Double glazed window to the rear, chrome towel rail and set in a tiled surround.

EXTERNAL

To the front of the property there is a brick paved driveway allowing for plenty of parking leading to the detached double garage with two up and over doors, a personnel access door to the rear and has power laid on.

To the rear of the property there is a large garden with a brick paved seating area, brick paved pathway leading through the lawn to a wooden gazebo, planted borders and set in a fenced surround.

COUNCIL TAX:

We understand the current Council Tax Band to be E

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Floor Plans



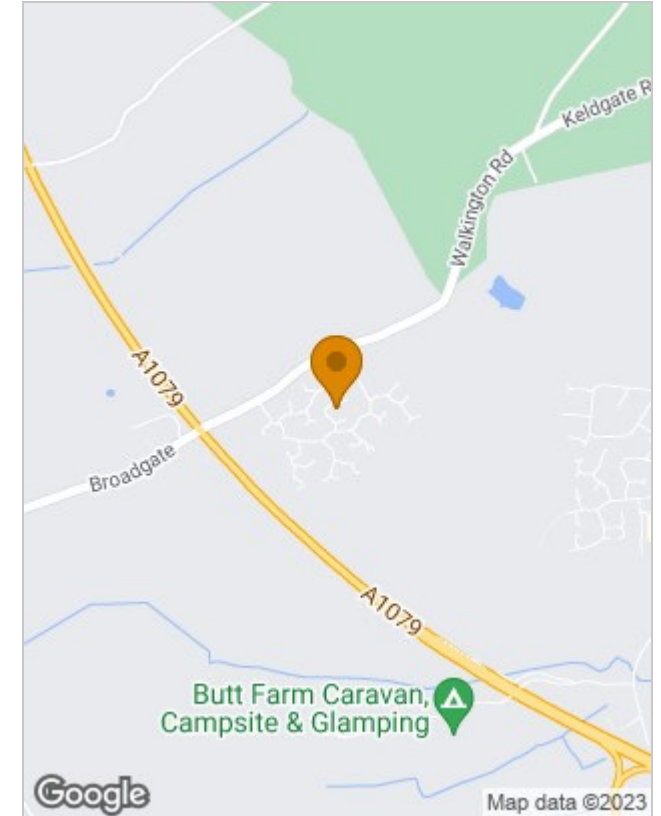
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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