

**staniford**  
grays



39 Morton Lane, Beverley, HU17 9DA

£425,000

 3  3  2  B



# 39 Morton Lane

Beverley, HU17 9DA

- CENTRAL BEVERLEY LOCATION
- OFF STREET PARKING AND GARAGE
- LARGE SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- DETACHED THREE BEDROOMED PROPERTY
- MASTER BEDROOM WITH ENSUITE
- GARDEN ROOM WHICH COULD BE USED AS A "GRANNY ANNEX"

This three bedroomed detached in the heart of Beverley has a lot to offer.

The property briefly comprises lounge, kitchen diner, utility room, garden room (which could be used as a granny annex). To the first floor there are two bedrooms and house bathroom with master bedroom and ensuite to the second floor. Externally the property benefits from off street parking, garage and large South facing garden.



£425,000



## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

With windows to each side and leads to...

### ENTRANCE HALLWAY

With radiator and stairs to the first floor.

### LOUNGE

With bay window to the front elevation, stove in feature surround, feature stained glass window to hallway and radiator. 17'3" x 13'3" (5.28 x 4.06)

### OPEN PLAN DINING KITCHEN

With base units, rolled top work surfaces, one and a half bowl stainless steel sink with mixer tap, Neff induction hob, eye level double oven with grill, plumbing for dishwasher, space for fridge freezer, windows to the side and rear, radiator and tiled floor with electric under floor heating. 17'8" x 15'3" (5.41 x 4.67)

### CLOAKROOM

With door to the side

### UTILITY ROOM

Housing gas boiler, water softener and with plumbing for washing machine.

### GARDEN ROOM

With patio doors to the rear, door and window to the side, radiator and electric under floor heating. 12'7" x 10'7" (3.84 x 3.25)

### SHOWER ROOM

With low flush WC, pillared wash hand basin, 1sqm shower stall with mains fed shower and set in a tiled surround.

### FIRST FLOOR LANDING

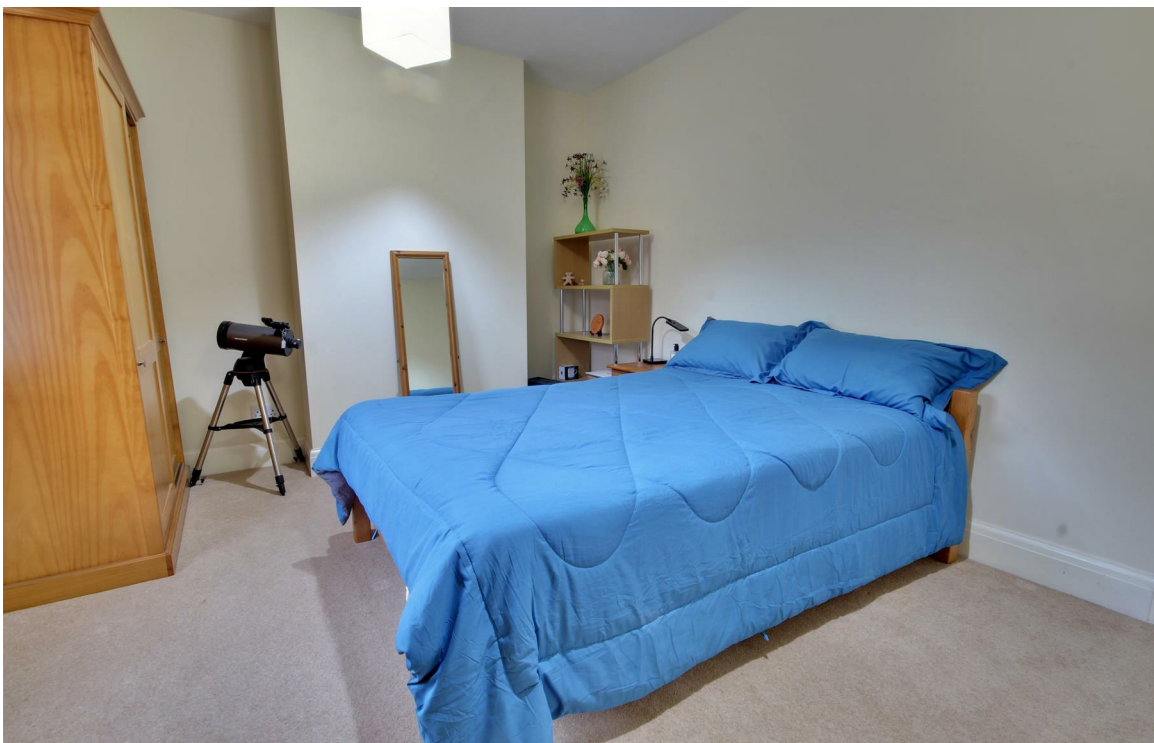
With window to the rear, large storage cupboard, radiator and stairs to the second floor.

### BEDROOM TWO

With window to the front and radiator. 13'10" x 10'9" (4.24 x 3.28)

### BEDROOM THREE

Window to the rear, large storage cupboard and radiator. 10'9" x 9'6" (3.28 x 2.92)



**HOUSE BATHROOM**

Panel bath with shower attachment, pillared wash hand basin, low flush WC, window to the front and radiator.

**SECOND FLOOR LANDING**

With window to the side and radiator.

**MASTER BEDROOM**

19'5" x 13'1" (5.94 x 3.99)

With a range of built in wardrobes, storage in the eaves and window to the rear. Leads to...

**ENSUITE**

Shower stall with mains fed 1sqm shower in tiled surround, low flush WC, pillared wash hand basin, heated towel rail and window to the side.

**EXTERNAL**

To the front of the property is a low maintenance garden in a walled surround with side driveway allowing for off street parking for numerous vehicles and leads to a detached garage.

To the rear is a large south facing garden laid mainly to lawn with a Brick workshop, 18 metre long Green house and paved seating area, planted areas, wildflower areas, pathway to the rear of the garden and leads to a workshop. All is set in a walled and fenced surround.

**WORKSHOP**

16'1" x 7'1" (4.90m x 2.16m)

With large built in workbench, rear storage area and has electricity laid on.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Staniford Grays 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



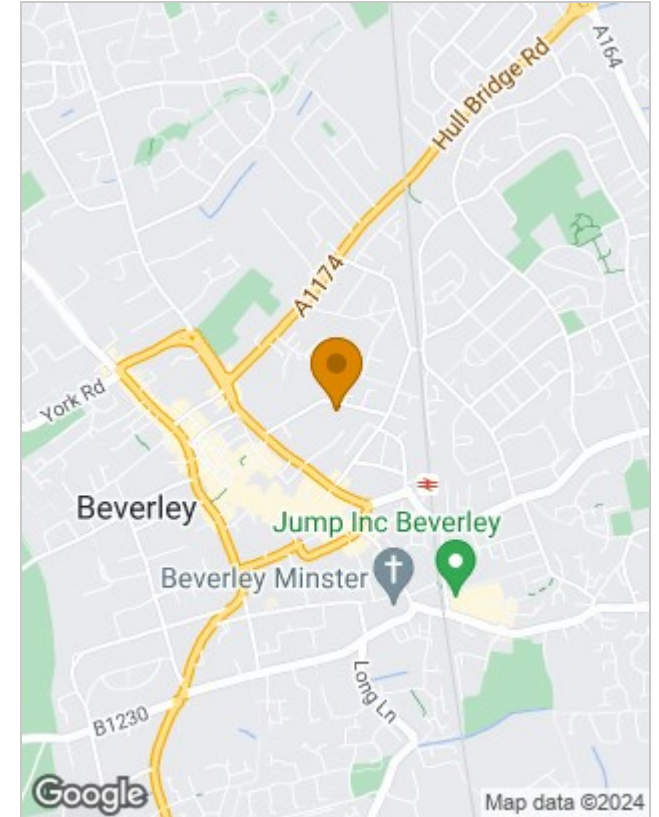
## Viewing

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) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	