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43 Cartwright Lane, Beverley, HU17 8LX

£819,950





# 43 Cartwright Lane

Beverley, HU17 8LX

- CHARACTER FAMILY HOME WITH MODERN INTERIOR
- WITHIN WALKING DISTANCE OF WESTWOOD PASTURES
- PROMINENT SETTING
- THREE RECEPTION ROOMS
- IMMACULATE PRESENTATION
- CONVERTED ANNEXE WITH LIVING SPACE
- DOUBLE DRIVEWAY AND DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS WITH FITTED FURNITURE
- VIEWING ADVISED
- NO ONWARD CHAIN

STUNNING, LIFESTYLE CONVERTED PROPERTY WITH ANNEXE TO THE REAR.

A superb blend of traditional styling and a contemporary interior and enjoying a prominent south facing plot with living accommodation extending over 2200 square feet, all within a moments walk of the Beverley Westwood pastures.

The highly specified and recently refurbished interior offers a commitment to superior quality throughout with versatile open plan living a being at the forefront of the design process.

The arrangement of living space comprises; Entrance Hallway , Cloakroom W.C, a formal Reception Lounge and separate Snug. The heart of the property is an open plan Dayroom with an abundance of natural daylight and full garden vista, Dining Room and smartly appointed Kitchen with access provided to a Utility Area and Pantry.

To the first floor a landing provides access to a Master Bedroom with En-Suite provision and three further Bedrooms and luxury House Bathroom.

Externally dedicated parking is provided via a double garage with complete privacy and seclusion provided to all boundary perimeters with a south facing garden. In addition a converted annexe offers full living accommodation with 'Air BnB' style potential .

This individually designed property offers bold design and fulfils all the requirements of modern family living being an essential purchase for families who places lifestyle high on the agenda.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 14'11" x 9'3" (4.55 x 2.82)  
A welcoming entrance to this immaculately appointed family property, boasting a wealth of traditional style and feature throughout with a number of more contemporary flourishes.

With tiling to entrance hall, large under stair storage cupboard, staircase approach with balustrade to first floor level.

Oak internal doors throughout with under floor heating to the first floor level and leads to...

**INNER HALLWAY** 11'1" x 4'0" (3.38 x 1.22)  
Giving access to the open plan day room, reception space and kitchen.

**CLOAKROOM/ WC** 4'4" x 6'7" (1.33 x 2.02)  
Finished with immaculately appointed white sanitary ware including vanity unit to basin, low flush WC, heated towel rail with porcelain tiling to floor and wall coverings with mosaic border detailing.

**RECEPTION LOUNGE** 17'7" x 14'3" (5.36 x 4.36)  
With Fret style windows to the front and side elevations and bay window to the frontage. Suitably sized to accommodate furniture suite with cast iron stove featuring brick hearth detailing, mid level mounted railway sleeper and boasting elegant room proportions throughout.

**SNUG/ STUDY** 14'1" x 11'6" (4.30 x 3.51)  
With walk in bay window to the front outlook, fitted with a range of book shelves and storage shelves. Having previously been used as an informal snug/ library.

**DAY ROOM** 22'4" x 12'4" (6.82 x 3.76)  
A most impressive family reception space with an abundance of natural daylight provided via the south facing full bifold doors with unrivalled garden views. Roof laning providing additional natural daylight. A remote controlled gas burning cast iron stove provides a central focal point to the room. With a dedicated reception space and open plan to...

**DINING AREA** 15'7" x 9'9" (4.77 x 2.99)  
With integral access to double garage.

**KITCHEN** 15'10" x 11'11" (4.83 x 3.65)  
With the tiled flooring continuing throughout, a modern and contemporary design contrasting kitchen with central breakfast island and breakfast bar. Granite work surfaces over with tiling to splashbacks and a number of integrated appliances including double Neff mid level oven, integrated fridge and freezer, Neff induction hob with contemporary styled extractor canopy over. Composite style sink with feature mixer tap, low level wind cooler, inset spotlights to ceiling, eye level uPVC double glazed window and access through to...

**UTILITY ROOM** 9'6" x 10'10" (2.90 x 3.31)  
With a range of fitted base units and space for free standing white goods. Fitted shelves, tiling continuing and access to the side of the property. A walk in pantry also features with fitted shelving.

## FIRST FLOOR



**LANDING** 13'10" x 7'1" (4.22 x 2.18)  
With balustraded staircase and access provided to four double bedrooms, personnel access door to flat roof area.

**MASTER BEDROOM** 14'1" x 14'7" (4.30 x 4.46)  
With fitted wardrobes to full wall length, uPVC Fret style window to the front elevation, generous ceiling heights and fitted shutters with access provided to...

**ENSUITE WET ROOM** 10'0" x 5'10" (3.07 x 1.80)  
With modern tiling throughout, heated towel rail, Roco over sized basin with electric shaver point and mirror. Dedicated wet room area with floor mounted drain, rainfall shower head and console, inset spotlights to ceiling and uPVC privacy window to rear also.

**BEDROOM TWO** 14'5" x 14'0" (4.40 x 4.28)  
With uPVC double glazed window to the front elevation, fitted shutters, sage green fitted wardrobes and drawers with vanity dresser.

**BEDROOM THREE** 14'10" x 10'0" (4.53 x 3.07)  
With uPVC double glazed window to the rear and side elevations, fitted wardrobes, drawers and vanity dresser with shutters to window also.

**BEDROOM FOUR** 10'8" x 10'4" (3.27 x 3.15)  
Having been used by the vendors as a dedicated study, but also offers a generously appointed fourth bedroom with uPVC double glazed window to the frontage, shutter and foldable desk with fitted shelving.

**HOUSE BATHROOM** 10'7" x 8'1" (3.25 x 2.48)  
A most impressive design with contrasting relief tiling to wall coverings and complimentary tiling to the floor in a porcelain finish. Inset bath with low level towel storage, rainfall shower head and console, wall mounted vanity dresser with feature sixer tap, low flush WC and heated towel rail. Electric shaver point and uPVC privacy window to the rear.

**EXTERNAL**  
This family home remains conveniently positioned within walking distance to Beverley Town centre and the nearby Westwood pastures. The property enjoys a prominent roadside frontage with double parking offered to the brick set driveway and in turn leading through to a double integral garage.

Pedestrian access is granted to the property via Grosvenor Place offering additional side access to the property and gated access also, opening through to an extensive paved patio area. Being low maintenance throughout with artificial lawn, feature pergola and raised planters with shrubbery and borders.

Benefitting from a south facing view and open outlook beyond, with additional access provided to annex accommodation.

**DOUBLE INTEGRAL GARAGE** 17'4" x 17'3" (5.30 x 5.28)  
With electronically operated roller doors and further double uPVC doors opening to the rear garden, and of an excellent size.

**ANNEXE ACCOMMODATION**

**DAY ROOM/ KITCHEN** 11'3" x 10'6" (3.44 x 3.22)  
With double doors to a small terrace and fitted with a range of wall and base units, with hob and stainless steel extractor canopy, and space for a number of low level white goods. Wall mounted electric heaters and light points and informal reception space, being open plan through to...

**BEDROOM** 11'1" x 8'3" (3.39 x 2.52)  
With wall mounted headboard, laminate to floor coverings and wall mounted light points.

**SHOWER ROOM** 10'11" x 2'10" (3.34 x 0.87)  
Immaculately appointed throughout in a contemporary finish with walk in shower area and oversized shower tray. Electric shower with wall mounted sink and vanity unit, concealed cistern low flush WC and uPVC privacy window with tiling to floor coverings and mosaic border detailing.

**AGENTS NOTE**  
The attention to detail throughout and quality of interior really does have to be seen to be fully appreciated, with viewing available through the sole selling agents Stanford Grays.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be F

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Stanford 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@stanfords.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.

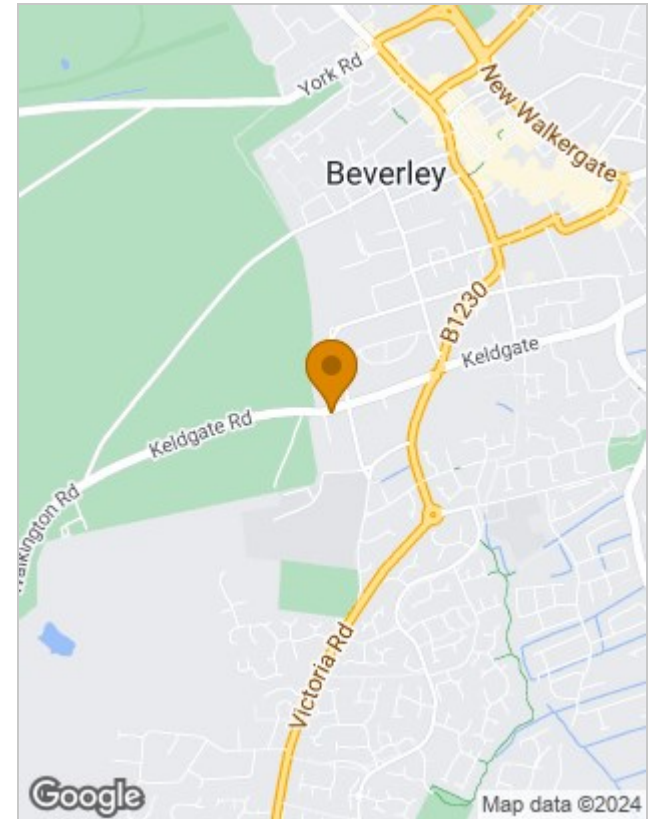
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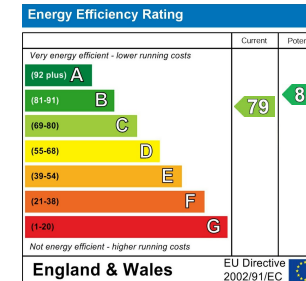
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.