



14 Wood Lane, Beverley, HU17 8BS

Offers In Excess Of £849,950



# 14 Wood Lane

Beverley, HU17 8BS

- CENTRAL BEVERLEY POSITION
- LIFESTYLE HOME
- PRIVATE REAR GARDENS AND OUTBUILDING
- HIGH SPECIFICATION
- MASTER SUITE WITH DRESSING ROOM
- PARKING AND DOUBLE INTEGRAL GARAGE
- FULLY RNOVATED INTERNALLY
- IMMACULATELY PRESENTED
- THREE RECEPTION ROOMS
- FIVE BEDROOMS

FULLY MODERNISED AND RENOVATED HOME IN CENTRAL BEVERLEY SETTING, WITH DOUBLE GARAGING AND EXTENDS TO 2200 SQUARE FEET IN SIZE (approx.).

Behind this characterful exterior sits a modernised and highly specified home, being situated on the prestigious and convenient street scene setting of Wood Lane. A moments walk from the historic town centre and North Bar Within.

The deceptively spacious and versatile layout offers a commitment to exeptional and well thought out design, with an empahsis placed on lifestyle living and offering an ideal balnace of formal and informal livgn space.

Internally the accomdation comprises to the ground floor; Reception Hallway, Formal Lounge, Dining Room/ Sitting Room, Dayroom/Kitchen, Utility Room, Store and ground floor W.C. To the first floor level 5 geneorous Bedrooms feature with a sizeable Master Suite including Dressing Room and Shower Room and Family Bathroom also.

Courtyard gardens of a good size offer low maintenance to the secluded rear with an outbuilding used for storage.

Suitable for applicants looking for a lifestyle property taking advantage of all the amenity central Beverley has to offer and within walking distance of the Westwood Pastures.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this immaculately presented home having been fully renovated and upgraded internally. A spacious entrance hall provides access to ground floor reception spaces, integral garaging and staircase approach to the first floor level. Oak internal doors throughout.

### RECEPTION LOUNGE

19'4" x 11'9" (5.90m x 3.60m)  
with uPVC sash style windows to the front elevation and a central focal point provided via a granite hearth and mantle with electric fire insert. Double glazed internal doors through to.....

### SITTING ROOM/RECEPTION ROOM 2

18'8" x 9'8" (5.70m x 2.96m)  
with outlook to the rear and offering good levels of natural daylight via bi-folding doors and uPVC double glazed window. A versatile reception space with double doors through to the entrance hallway.

### OPEN PLAN DAYROOM & KITCHEN

21'8" x 10'7" extending to 11'0" x 8'3" (6.61m x 3.23m extending to 3.36m x 2.52m)  
Serving as the heart of this family home with a dedicated Dayroom and Dining area with bi-folding doors to the rear aspect. A well appointed kitchen features with Hicks Blue wall and base units and contrasting light granite worksurfaces over extending to the breakfast bar and complimentary upstands. Appliances include, Neff double oven, full height fridge freezer, dishwasher, oversize induction hob and ceiling concealed extractor canopy and double belfast sink with hose mixer tap. Access is granted to the rear of the property via uPVC door and side window also. Inset spotlights throughout.

### CLOAKROOM W.C.

with uPVC privacy window, low flush W.C. and mounted basin.

### BOILER ROOM/STORE

with uPVC privacy window and housing auxilliries for heating system. Well sized for further storage.

### STUDY

with uPVC sash style windows to the front elevation.

7'6" x 6'11" (2.30m x 2.12m)

## FIRST FLOOR

### LANDING

with access provided to 5 bedrooms and house bathroom. Storage cupboard.

### PRINCIPAL SUITE

#### BEDROOM

with uPVC sash style windows to the front elevation and open access to....

16'0" x 11'9" (4.88m x 3.60m)

#### DRESSING ROOM

with uPVC window to the side elvation and storage cupboard, access to...

8'8" x 8'5" (2.66m x 2.59m)



#### ENSUITE SHOWER ROOM

8'4" x 8'10" (2.56m x 2.71m)  
with uPVC window to the rear elevation. Immaculately appointed with well styled sanitaryware including; freestanding bath and feature floor mounted tap point, walk in shower cubicle with remote access shower console, low flush W.C. and inset basin to storage vanity unit, heated towel rail and inset spotlights to ceiling, marble effect porcelain tiling to splashbacks.

#### BEDROOM 2

18'8" x 10'11" (5.70m x 3.34m)  
with uPVC sash style windows to the front and side elevation. Feature freestanding roll top bath to corner of room.

#### BEDROOM 3

13'3" x 11'8" (4.05m x 3.58m)  
with uPVC sash style windows to the front elevation.

#### BEDROOM 4

14'2" x 9'6" (4.32m x 2.91m)  
with uPVC windows to the rear elevation.

#### BEDROOM 5

10'2" x 8'0" (3.11m x 2.46m)  
with uPVC windows to the rear elevation.

#### HOUSE BATHROOM

9'8" x 8'0" (2.97m x 2.44m)  
with uPVC window to the rear elevation. Immaculately appointed with well styled sanitaryware including; freestanding bath and feature floor mounted tap point, walk in shower cubicle with remote access shower console, low flush W.C. and inset basin to storage vanity unit, heated towel rail and inset spotlights to ceiling, marble effect porcelain tiling to splashbacks.

#### EXTERNAL

Wood Lane remains a convenient setting within the heart of Beverley and within walking distance of the town centre, Georgian Quarter and Westwood Pastures also. The property itself benefits from a prominent street scene and attractive frontage with dedicated parking and access to the double integral garage. Gated pedestrian access is granted to the side via a garden gate opening into a rear courtyard garden being private, enclosed and secluded throughout. Majority hard landscaped with raised plant borders incorporating pavers and access to generous and brick built external store. Lighting, and external tap point.

#### DOUBLE GARAGE

18'2" x 15'10" (5.54m x 4.84m)  
A rare find in central Beverley with electric door, full power and lighting and integral access to the property.

#### EXTERNAL STORE

12'7" x 8'10" (3.86m x 2.70m)

#### FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### WEBSITES

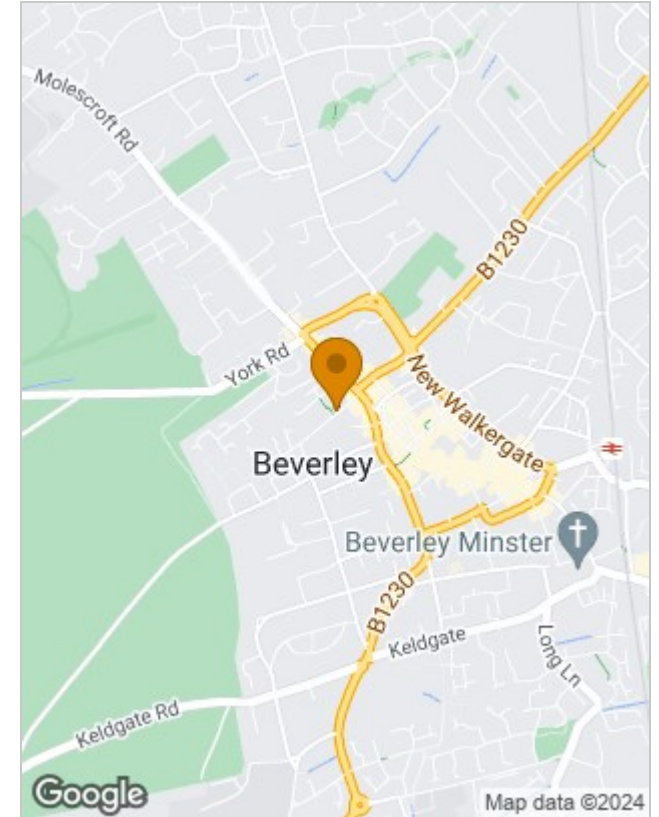
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com



## Floor Plans



## 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>		
(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	

## 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.