

staniford grays



27 Shepherd Lane, Beverley, HU17 8NH

£330,000





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Beverley, HU17 8NH

- BUILT IN 2022 BY THE HIGHLY REGARDED RISBY HOMES
- UNDER FLOOR HEATING TO GROUND FLOOR
- ENSUITE BATHROOM TO MASTER BEDROOM
- OFF STREET PARKING AND GARAGE
- UPDATED AND ENHANCED BY THE CURRENT OWNER TO A VERY HIGH SPECIFICATION
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN

A three bedroomed (Master with ensuite) semi detached property built in 2022 by the highly regarded Risby Homes, and enhanced by the current owner to a very high standard.

Briefly comprising entrance hallway, living room with bay window to the front, large open plan dining kitchen with open plan sunroom, WC, utility and under floor heating to ground floor. First floor landing gives access to three bedrooms with the Master being ensuite and house bathroom. Outside of the property to the front is a low maintenance garden with lawned area, whilst to the rear is a low maintenance garden with seating area and a brick paved driveway leading to a garage.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor. under stairs storage cupboard and under floor heating.

LIVING ROOM

17'3 into bay window x 11'8 (5.26m into bay window x 3.56m)

There is a feature real flame gas fire and bay window to the front, with under floor heating.

WC

Has a low flush WC, wash hand basin and under floor heating.

UTILITY ROOM

Has a stainless steel sink with mixer tap, wash hand basin, integral microwave, plumbing for a washing machine and under floor heating.

DINING KITCHEN

14'4 x 14'4 (kitchen area) 10'4 x 6'10 (sun room a (4.37m x 4.37m (kitchen area) 3.15m x 2.08m (sun ro)

Kitchen Area - Has wall and base units, granite work surfaces, Neff halogen hob with Neff extractor hood over. Eye level oven and dual oven and grill. Integral dishwasher and under floor heating.

Sun Room Area - with bifolding doors to the rear and under floor heating.

FIRST FLOOR LANDING

Has airing cupboard and loft access.

MASTER BEDROOM

With a range of built in wardrobes, window to the front and radiator.

12'4 x 11'10 (3.76m x 3.61m)

ENSUITE

Has a shower stall with mains fed shower and rainfall shower head, feature wash hand basin with wall mounted mirror above, low flush WC, chrome towel rail, window to the front and is set in a tiled surround.

BEDROOM TWO

Window to the front and radiator.

11'2 x 9'1 (3.40m x 2.77m)



BEDROOM THREE

11'2 x 7'1 (3.40m x 2.16m)

Window to the rear and radiator.

HOUSE BATHROOM

Has a panel bath with mains fed shower over and rainfall shower with glass shower screen. Wash hand basin set in vanity unit, low flush WC, wall mounted mirror, chrome towel rail and window to the side.

EXTERNAL

To the front is a low maintenance garden with lawned area and pathway to the front door.

Whilst to the rear of the property is a low maintenance garden with paved seating area, artificial grass lawn, raised planted beds and a rear seating area.

To the side is a block paved driveway allowing off street parking leading to a garage.

GARAGE

14'1 x 10'2 (4.29m x 3.10m)

With electric roller door. Currently used as a gym with electricity laid on and storage area.

COUNCIL TAX:

We understand the current Council Tax Band to be

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.

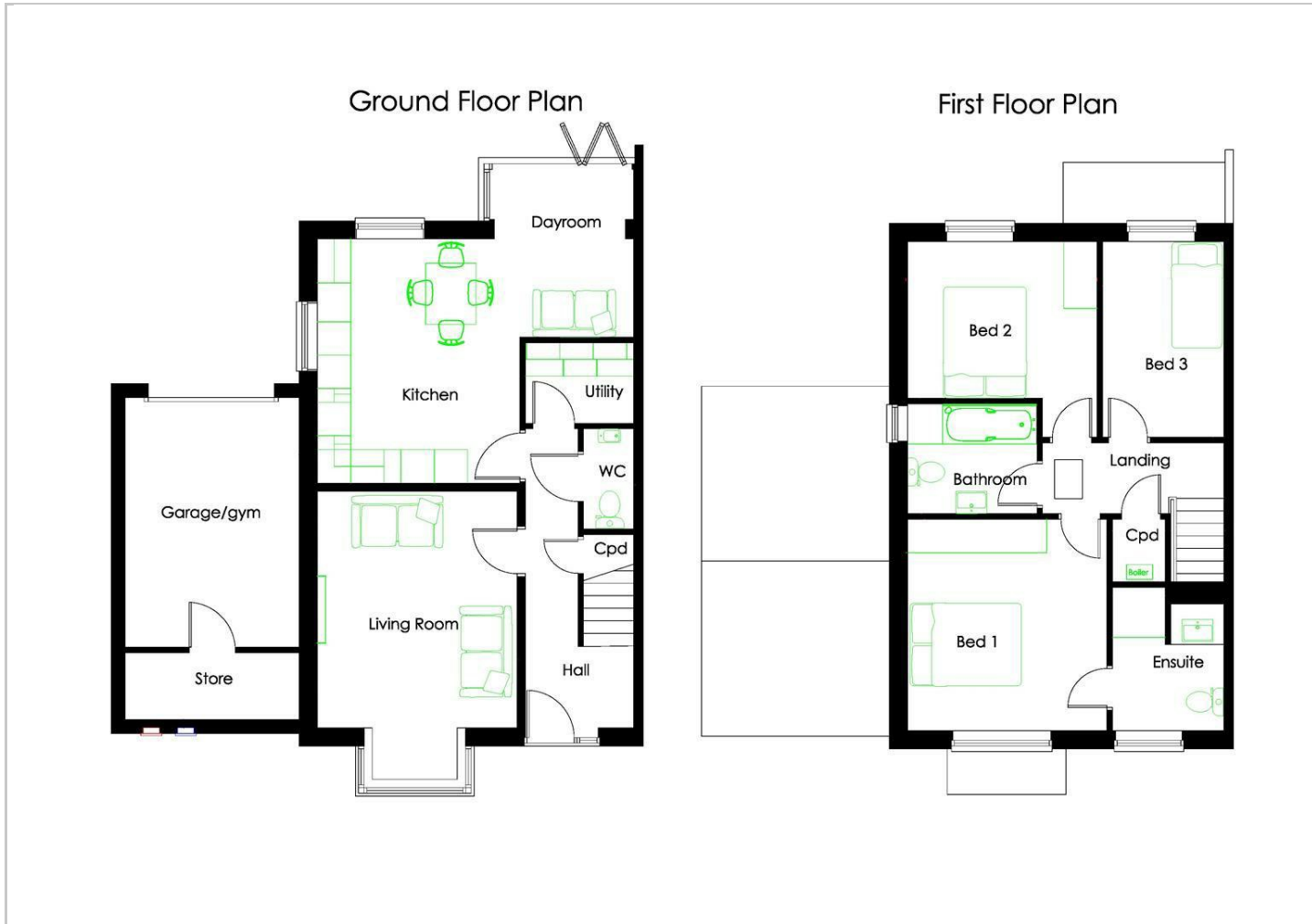
MISREPRESENTATION ACT 1967

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.

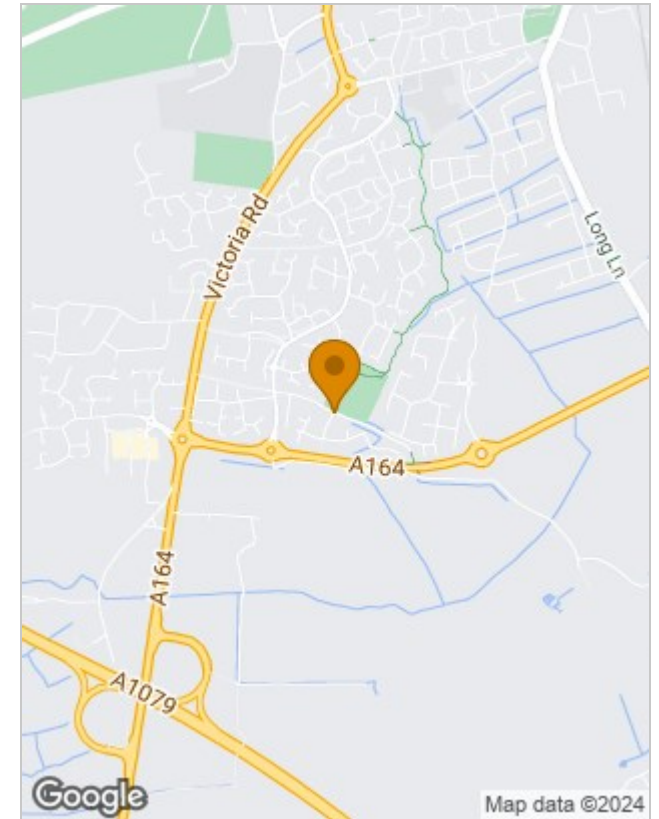
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



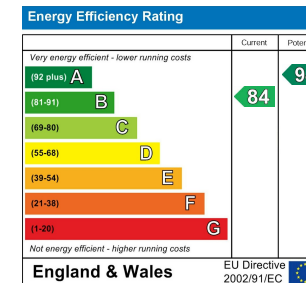
Floor Plans



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.