



22 Cartwright Lane, Beverley, HU17 8NA

Asking Price £449,500



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Beverley, HU17 8NA

- DETACHED FAMILY HOME
- GARAGE AND OFF STREET PARKING
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- CLOSE TO BEVERLEY TOWN CENTRE AND BEVERLEY WESTWOOD

A beautiful mock Tudor three-bedroom detached family home, located south of Beverley Town centre, close to the Westwood, and around a ten-minute walk into town. With an open and inviting hall, two good sized reception rooms, Kitchen with utility and ground floor WC the property is well equipped for living space. Three spacious bedrooms and a good sized family bathroom offer equally generous first floor accommodation. Outside is off-street parking for multiple vehicles on the driveway, with a single garage, rear and front mature gardens with metal gate and fence.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 11'10" x 7'10" (3.63 x 2.40)
Wood front door with brass handles and 15 privacy glass panels, wooden floor, wall mounted radiator, beaded diamond design wooden windows, three bulb pendant light fitting, wood panelled wall and under stairs cupboard.

DINING ROOM 12'10" x 11'4" (3.93 x 3.47)
Wood door with two privacy glass panels, carpeted floor, wall mounted radiator, beaded diamond design wooden bay window, three bulb pendant light fitting. Fireplace with marble hearth and brass electric fire and serving Hatch door into the kitchen.

KITCHEN 11'5" x 11'3" (3.50 x 3.45)
Wood door with two privacy glass panels, vinyl flooring, vented single glazed window, wall mounted radiator, serving hatch, ceiling mounted strip light, worktop with tiled splash backs, four ring gas hob, electric oven, stainless steel drainer sink, a range of wall and base units.

UTILITY ROOM 8'10" x 5'1" (2.70 x 1.55)
Wood door with single glass panel, rear aspect uPVC double glazed window, single pendant light fitting, plumbing for washer and dishwasher, Belfast sink, wooden back door with privacy glass panels.

CLOAKROOM WC 4'11" x 2'1" (1.52 x 0.66)
Wood door with chrome handle, vinyl floor, low flush WC, rear aspect privacy glass wooden window and corner wash hand basin.

LOUNGE 16'5" x 11'6" (5.02 x 3.53)
Wood door with two privacy glass panels, side aspect wooden window, uPVC double glazed sliding rear doors, sandstone fireplace surround with marble hearth and back with brass framed electric fire.

STAIRCASE/ LANDING 11'7" x 6'11" (3.54 x 2.11)
Carpeted floor, wood paneled wall, wood handrail, a traditional solid wood panelled bannister, side aspect stained glass window, ceiling mounted frosted glass light fitting and loft hatch.

BEDROOM ONE 13'6" x 11'7" (4.14 x 3.54)
Wood door with plastic door knob, carpeted floor, fitted wardrobes and drawers, two pendant light fittings, rear aspect uPVC double glazed window and wall mounted radiator.

BEDROOM TWO 11'5" x 11'4" (3.48 x 3.47)
Wood door with plastic door knob, carpeted floor, rear aspect uPVC double glazed window, wall mounted radiator, single pendant light fitting, fitted wardrobe and drawers.



BEDROOM THREE

13'0" x 11'4" (3.98 x 3.47)
Wood door with plastic door knob, carpeted floor, front aspect beaded diamond design bay window with secondary double glazing, wall mounted radiator, fitted wardrobes, single pendant light fitting,

HOUSE BATHROOM

10'2" x 8'7" (3.10 x 2.64)
Wood door with plastic door knob, vinyl floor, shower cubicle with mixer shower, low flush WC, pedestal wash hand basin with mixer tap, bidet with mixer tap, paneled bath with mixer tap, full splash back tiles, chrome wall mounted towel radiator, fitted cupboards, front aspect wooden diamond design beaded window and side aspect wooden diamond design beaded privacy window.

EXTERNAL

To the front a mature garden with shrubs and trees. A metal fence and driveway gate, with block paved driveway to the garage. A section of block paving with mature shrubs and trees.

To the rear a lawned garden with a mixture of mature shrubs trees in deep borders together with a concrete path, two flagged paths, a block paved patio area, wooden garden shed, fenced surround and wooden garden gate.

GARAGE

16'4" x 8'10" (5.00 x 2.70)
Up and over door, wooden window. Wooden pedestrian door gives access to separate storage area.

COUNCIL TAX:

We understand the current Council Tax Band to be E

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

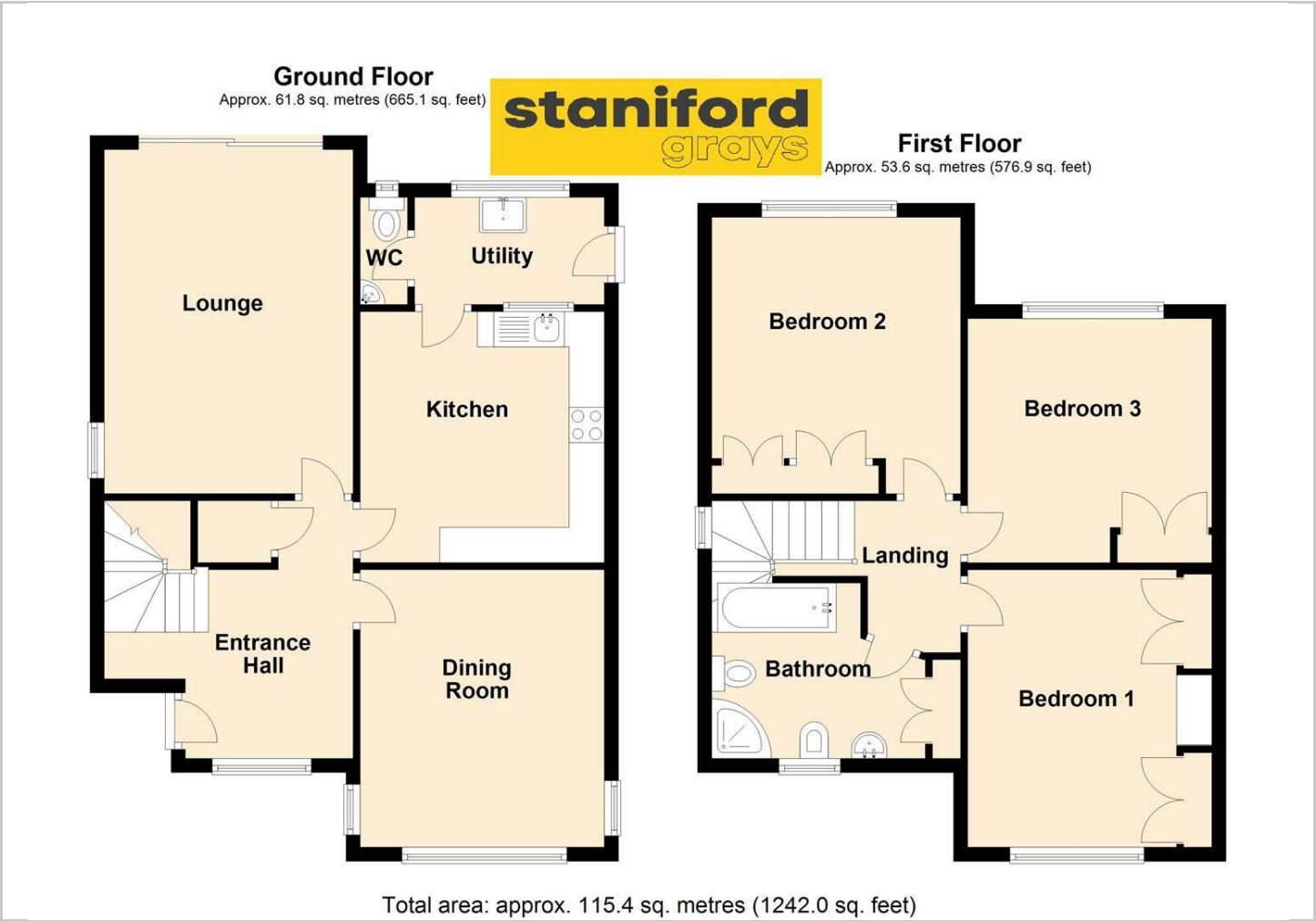
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



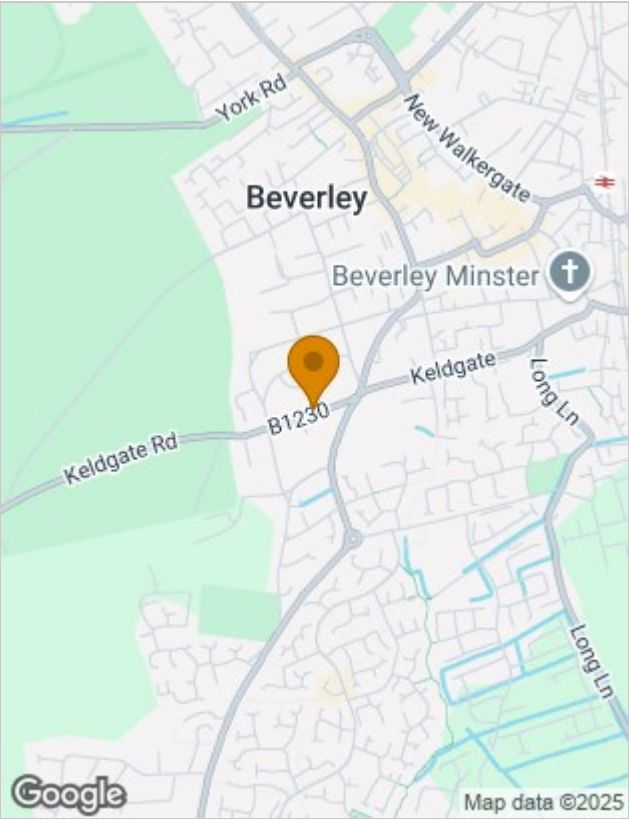
Viewing

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,
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Location Map



Energy Performance Graph

