

**staniford**  
grays



20 Long Lane, Beverley, HU17 0NH

Offers Over £245,000







# 20 Long Lane

Beverley, HU17 0NH

- DELIGHTFUL LOCATION
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- VIEWS OF MINSTER PASTURE
- ORIGINAL FEATURES
- PRIVATE REAR COURTYARD GARDEN

A delightful and traditional two bedroom two bath terraced house, positioned just to the West of Beverley Minster with views of the Minster pastures. This property offers an exceptionally convenient location towards the top of Long Lane and benefits from an abundance of traditional features. The cosy front reception room and larger rear reception offer flexibility. While the Kitchen with French doors to the low maintenance private patio and shale rear garden presents further options for entertaining.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 15'1" x 3'2" (4.62 x 0.98)  
Traditional wood front door with glass panels, Carpeted floor, pendent light fitting, radiator.

**FRONT RECEPTION** 11'11" x 10'3" (3.65 x 3.13)  
Pine wood door with brass knobs, carpeted floor, pendent light fitting, traditional sash window with front aspect, radiator, traditional fire place with tiled hearth.

**RECEPTION TWO** 13'5" x 11'10" (4.09 x 3.63)  
Pine wood door with brass knobs, carpeted floor, pendent light fitting, radiator, under stairs cupboard with pine wood door with brass knobs, chimney breast with fire opening.

**KITCHEN DINER** 12'0" x 10'3" (3.68 x 3.13)  
Wood French doors with glass panels to rear garden, vinyl floor, nine ceiling spotlights, wood double glazed window with rear aspect, two Velux skylights and radiator. Stainless steel drainer sink with mixer tap, four ring gas hob with electric oven with brushed steel extractor above. Butchers block work tops, tiled splash backs, dishwasher and fridge freezer.

**STAIRCASE / LANDING**  
Carpeted floor, pendent light fitting, wood hand rail.

**BEDROOM ONE** 13'11" x 11'11" (4.26 x 3.65)  
Pine wood door with brass knobs, carpeted floor, traditional sash window with front aspect, radiator, traditional fire place.

**ENSUITE SHOWER ROOM** 5'2" x 4'5" (1.59 x 1.36)  
Pine wood door with brass knobs, vinyl floor, four ceiling spotlights, radiator, pedestal wash hand basin, low flush WC, ceiling extractor fan, shower cubicle with mixer shower.

**BEDROOM TWO** 13'6" x 12'0" (4.13 x 3.67)  
Pine wood door with brass knobs, carpeted floor, pendent light fitting, radiator, ceiling void hatch, traditional sash window with rear aspect, traditional fire place, cupboard with pine wood door and brass knobs.





#### **ENSUITE BATHROOM**

10'2" x 6'2" (3.12 x 1.89)

Pine wood door with brass knobs, vinyl floor, traditional sash window with rear privacy window, low flush WC, pedestal wash hand basin, traditional roll top bath with claw feet, extractor fan, shower cubicle with mixer shower, wood paneling to dado rail.

#### **EXTERNAL**

To the front an iron fence with a concrete path and gravel border.

To the rear is a flag and shale patio courtyard garden with fence surround.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **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@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.

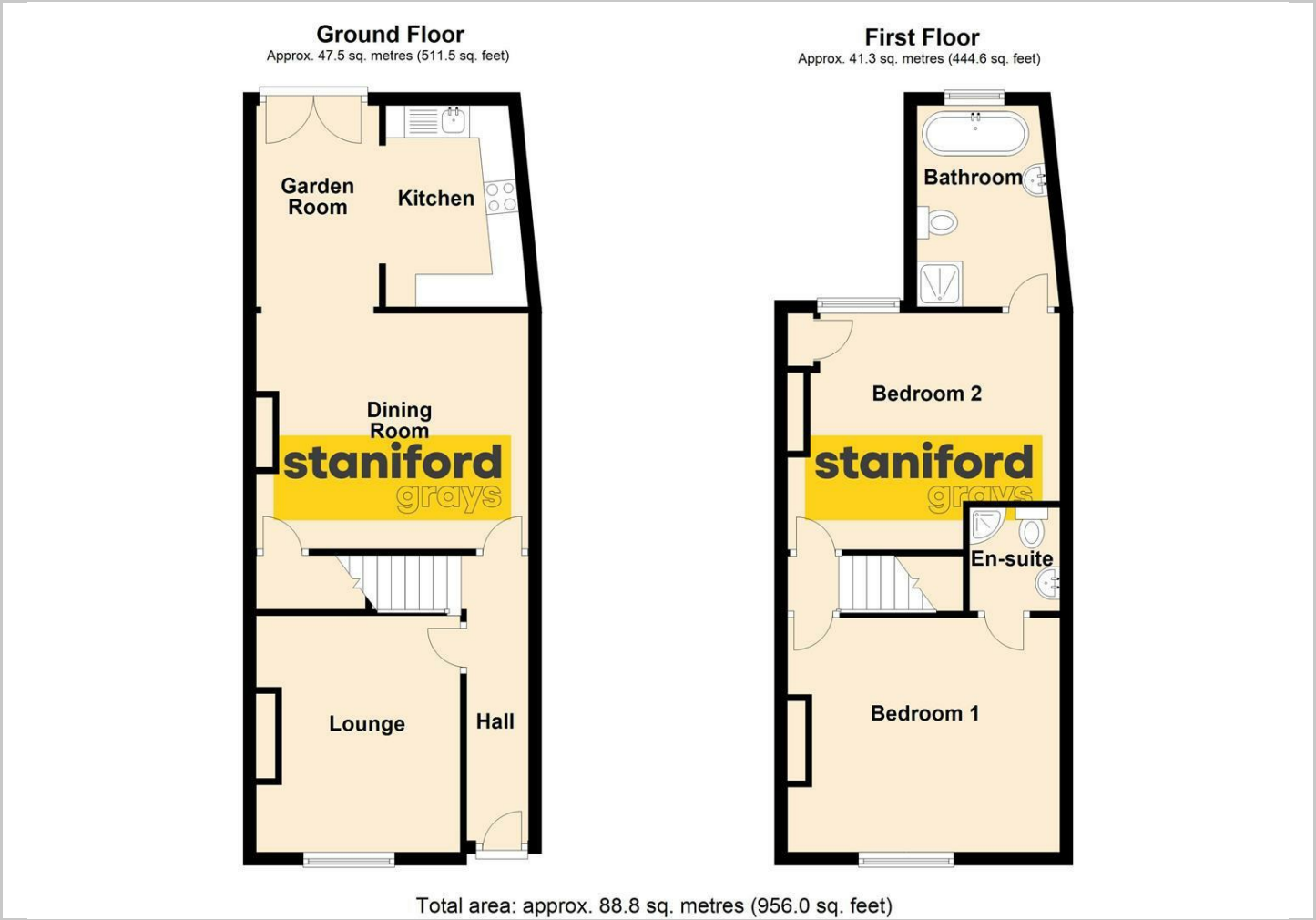
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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







Floor Plans



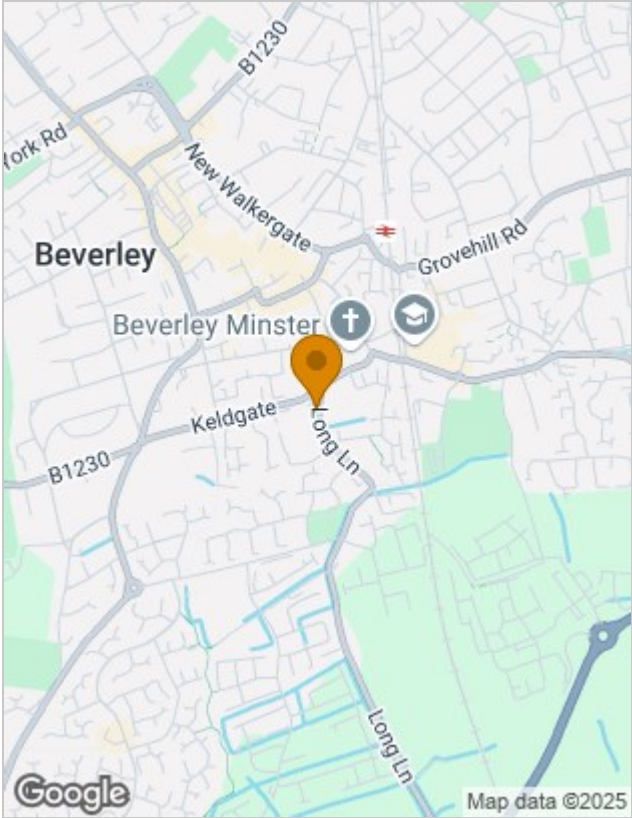
Viewing

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.

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Location Map



Energy Performance Graph

