

**staniford**  
grays



2 Thearne Lane, Woodmansey, Beverley, HU17 0SA

£295,000





# 2 Thearne Lane

Beverley, HU17 0SA

- SPACIOUS DETACHED BUNGALOW
- LARGE PLOT
- IDEAL LOCATION FOR BEVERLEY AND HULL
- OPPORTUNITY TO MODERNISE
- INTEGRAL GARAGE
- LOW MAINTENANCE REAR GARDEN

A fantastic opportunity has arisen to modernise this spacious bungalow and create your very own home. Positioned at the top of Thearne Lane in Woodmansey this property offers a unique opportunity set in a spacious plot.

You enter into a spacious central hallway with a large 232 Sq Ft superior bedroom off together with two further double bedrooms. The modern house bathroom has both a bath and shower cubicle and there is a separate cloakroom/WC. There is also an extremely spacious lounge of almost 300 Sq Ft with a front aspect picture window and the kitchen and dining room are positioned next to each other at the rear of the property. The garage can be conveniently accessed from the rear porch. There is gardens to the side and front as well as a patio garden to the rear.

The property is conveniently located close to the amenities of Beverley, Hull, and Kingswood, this bungalow combines the tranquillity of village life with easy access to urban conveniences and local road networks.

Get in touch with us today to book your viewing!



£295,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 17'5" x 8'0" (5.32m x 2.46m)  
uPVC double glazed front door with two glass panels, carpeted floor, two wall lights with wood and privacy glass panel wall.

**BEDROOM ONE** 17'0" x 13'7" (5.20m x 4.16m )  
Wood door with chrome handles, carpeted floor, chrome light fitting, front aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM TWO** 13'10" x 10'11" (4.22m x 3.33m )  
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window and fitted wardrobes.

**BEDROOM THREE** 14'7" x 7'11" (4.47m x 2.42m )  
Wood door with chrome handles, pendant light fitting, carpeted floor, side aspect uPVC double glazed window and a rear aspect uPVC double glazed window.

**HOUSE BATHROOM** 10'11" x 5'10" (3.34m x 1.80m )  
Wood door with chrome handles, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed privacy window, chrome towel radiator, pedestal wash hand basin with mixer tap, bath with mixer tap, low flush WC, wall mounted vanity unit, shower cubicle with mixer shower and full splash back tiling.

**CLOAK ROOM/WC** 4'11" x 2'7" (1.52m x 0.79)  
Wood sliding pocket door, vinyl floor, central ceiling light, loft hatch and a corner wash hand basin.

**LOUNGE** 20'10" x 14'2" (6.37m x 4.34m )  
Carpeted floor, two brass three bulb light fittings, front aspect uPVC double glazed window, stone chimney breast, brass insert gas fire with tiled and wood shelves.



**DINING ROOM**

13'0" x 7'10" (3.97m x 2.41m)

Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

**KITCHEN**

13'0" x 7'11" (3.97m x 2.42m )

Wood door with chrome handles, vinyl floor, ceiling spotlights, rear aspect uPVC double glazed window, integrated four ring gas hob and oven, one and a half drainer sink with mixer tap, plumbing for a washing machine., wall and base units and an airing cupboard.

**REAR PORCH**

8'5" x 4'0" (2.59m x 1.22m )

Wood door with chrome handles, rear wood door with brass handles, wood door with chrome handles to garage, central ceiling light and carpeted floor.

**GARAGE**

20'3" x 9'8" (6.19m x 2.96m )

Side aspect uPVC double glazed window, electric roller front door, power and strip lighting.

**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.

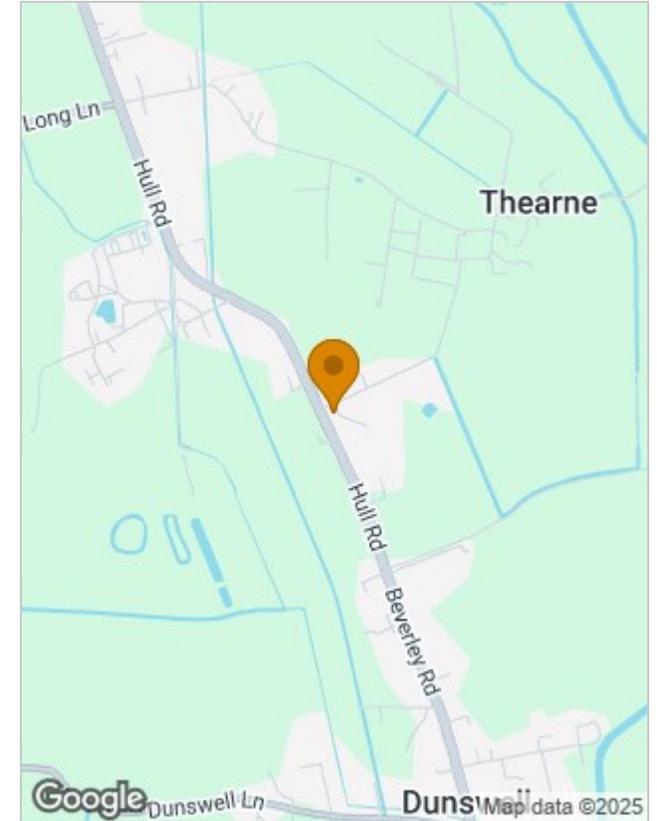
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



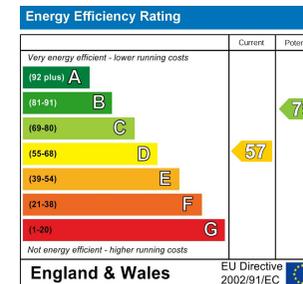
## Floor Plans



## 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.

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