



9 Shepherd Lane, Beverley, HU17 8NH
£299,950



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- CORNER PLOT
- BUILT BY RISBY HOMES IN 2019 WITH EXTRAS
- OPEN PLAN KITCHEN/DINER/DAY ROOM
- GENEROUS LIVING SPACE 1,141 SQUARE FEET
- DETACHED DRIVEWAY AND GARAGE
- THREE DOUBLE BEDROOMS
- ENSUITE PRINCIPAL BEDROOM

Beautifully positioned on a generous corner plot, this contemporary three bedroom family home offers the a lovely balance of modern style, comfort, and convenience. Built by Risby Homes in 2019 the property enjoys an open, detached feel and comes with a host of upgraded specifications, including underfloor heating, air con, tall kitchen cabinetry, and integrated NEFF appliances.

The spacious lounge sits to the front, while the impressive kitchen, diner, and day room at the rear creates a fantastic social hub for family life. Bi-fold doors open onto the garden, ideal for summer entertaining. A utility room and cloakroom/WC complete the ground floor, adding everyday practicality.

Upstairs are three double bedrooms, two with fitted wardrobes, and the principal suite is equipped with a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, you'll find a detached garage and driveway, plus a landscaped rear garden with outdoor lighting, Electric Point and a tap. Directly opposite a playing field and a children's play park which offers the perfect space for little ones or those with pets to enjoy.

Situated in a highly desirable area of Beverley, the home falls within the catchment area for Keldmarsh Primary and Beverley Grammar/High School, both are highly regarded locally. Shepherd Lane also provides easy access to major road links including the A164 and A1079, making commuting as simple as possible to Hull, York, or the coast.



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ACCOMMODATION COMPRISES

ENTRANCE HALL 17'7" x 6'3" (5.37m x 1.92m)
Laminated wood effect flooring, underfloor heating, uPVC double glazed privacy glass front door, two pendant light fittings and under stairs cupboard.

CLOAK ROOM/WC
Wood door with chrome handles, Laminated wood effect flooring, underfloor heating, spotlights, wall mounted wash hand basin with mixer tap and low flush WC.

UTILITY ROOM 6'4" x 4'5" (1.95m x 1.36m)
Wood door with chrome handles, Laminated wood effect flooring, underfloor heating, central ceiling light, plumbing for a washing machine, space for a dryer, drainer sink with mixer tap, base unit, extractor fan and shelving.

LOUNGE 16'10" x 11'9" (5.15m x 3.60m)
Wood door with chrome handles, carpeted floor, under floor heating, pendant light fitting, front aspect uPVC double glazed bay window and a side aspect uPVC double glazed window.

KITCHEN/DINER/DAY ROOM 18'11" x 18'6" (longest and widest) (5.78m x 5.66m (longest and widest))
Wood door with chrome handles, ceiling spotlights, Laminated wood effect floor with under floor heating and air conditioning unit. Side and rear aspect uPVC double glazed windows, uPVC bi-fold doors to the rear garden. One and a half drainer sink with mixer tap, NEFF integrated appliances include fridge freezer, four ring induction hob, wine cooler, eye level oven grill, and a dishwasher. Kitchen island with storage drawers, multi electric point and a range of extra tall wall units with base units.

EXTERIOR
Electric and water tap in rear garden.

STAIRCASE AND LANDING 10'7" x 4'2" (3.23m x 1.29m)
Wooden banister with spindles, light tunnel, loft hatch (loft boarded), airing cupboard, carpeted floor and a pendant light fitting.

BEDROOM THREE 11'3" x 7'1" (3.45m x 2.16m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BEDROOM TWO 11'7" x 9'1" (3.55m x 2.79m)
Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.



BATHROOM 7'6" x 6'3" (2.31m x 1.93m)
Wood door with chrome handles, ceiling spotlights, tiled floor, side aspect uPVC double glazed window, chrome towel radiator, bath with mixer tap and shower, low flush WC, LED anti-fog bathroom mirror , wall mounted wash hand basin with mixer tap and half splash back tiling.

PRINCIPAL BEDROOM 12'5" x 11'7" (3.81m x 3.55m)
Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 6'11" x 6'6" (2.11m x 2m)
Wood door with chrome handles, tiled floor, front aspect uPVC double glazed window, ceiling spotlights, chrome towel radiator, low flush WC, LED anti-fog bathroom mirror with shaver socket, mounted wash hand basin with mixer tap, shower cubicle with mixer shower, half splash back tiling and wall mounted mirrored vanity unit.

GARAGE 17'2" x 9'5" (5.24m x 2.88m)
With electric roller door, power and light. Flat ceiling forming a large roof void above with access hatch.

EXTERIOR
To the front a block paved path to the front door with a low maintenance border. To the rear a south facing lawned garden with block paved patio and path with walled/fence surround and border with planting. Block paved driveway with detached single garage.

COUNCIL TAX:
We understand the current Council Tax Band to be D

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.

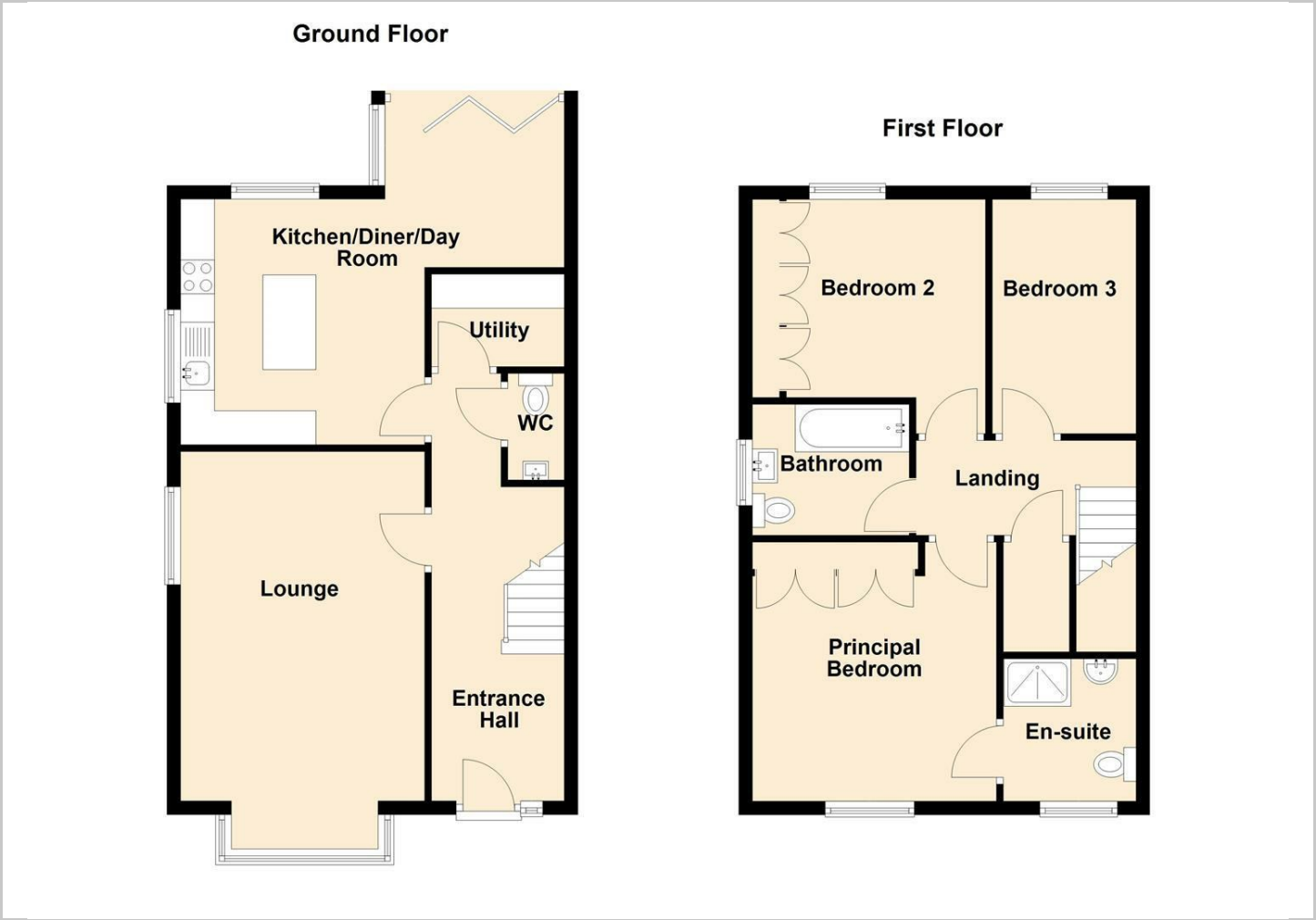
MISREPRESENTATION ACT 1967

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



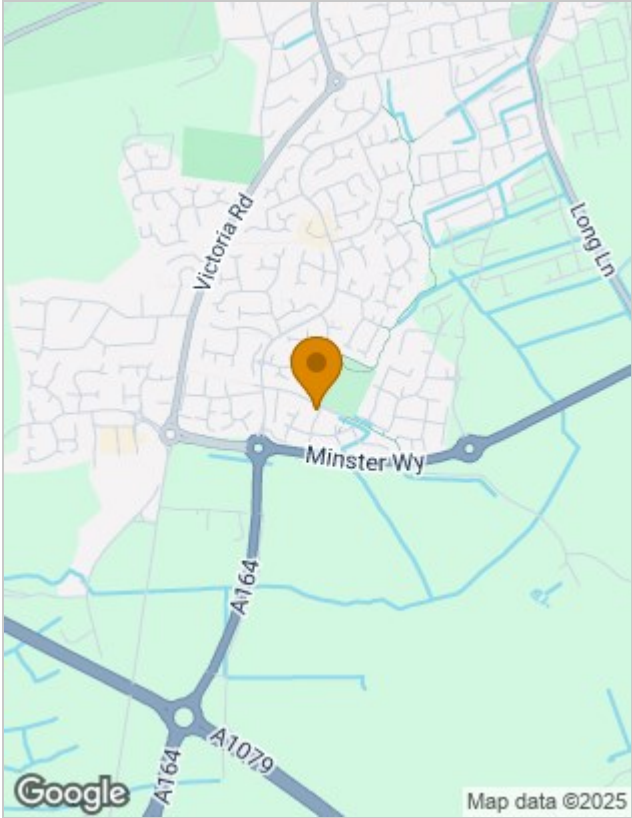
Viewing

Please contact our Beverley Office 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

