



QUICK & CLARKE
The Property Specialists

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27 Shepherd Lane, Beverley HU17 8NH
£325,000

- Contemporary three bed semi-detached house
- No chain involved
- Larger than many 4 bed detached houses
- Over 1,100 square feet
- Wonderful open plan kitchen day room
- Bifold doors to rear garden
- En-suite to master bedroom
- Particularly well-designed layout
- Highly regarded local developer
- Council tax band D. EPC rating B.

An absolutely incredible three bedroomed property which is larger than many four bedroomed detached houses and offers exceptionally well-designed accommodation over two floors, extending to in excess of 1,100 square feet.

This contemporary and particularly well-designed house was built by Risby Homes, a highly regarded local developer, and offers everything that the modern family could require including spacious kitchen day room with bifold doors to rear garden, well-proportioned living room, utility and cloakroom at ground floor level, whilst at first floor the three bedrooms are extremely generously sized, the master benefiting from an en-suite shower room, with a particularly well-appointed house bathroom.

The garden is extremely well-tended with low maintenance entertaining space, side drive and garage, which is currently utilised as a gym.

This really is an incredible family home with no chain involved.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, PVCu sealed unit double glazed door and herringbone style flooring with underfloor heating.

CLOAKROOM

Low level WC and wash hand basin, herringbone flooring and underfloor heating.

LIVING ROOM

13'10 x 11'7 (4.22m x 3.35m)
Herringbone flooring with underfloor heating, feature timber media wall and PVCu sealed unit double glazed box bay window.

KITCHEN

11'9 x 14'4 (3.58m x 4.37m)
Extensive range of grey base and eye level units incorporating electric double oven with ceramic hob, integrated fridge freezer and dishwasher along with single drainer sink unit. Herringbone flooring with underfloor heating, PVCu sealed unit double glazed windows to two elevations and open to:

DAY ROOM

10'4 x 8'4 (3.15m x 2.54m)
Herringbone flooring with underfloor heating, bifold doors to rear garden.

UTILITY

6'6 x 4'2 (1.98m x 1.27m)
Fitted base unit with single drainer sink unit and plumbing for automatic washing machine, along with underfloor heating.

FIRST FLOOR LANDING

Built-in cupboard housing gas fired central heating boiler.

BEDROOM 1

12'4 x 11'10 (3.76m x 3.61m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

EN-SUITE SHOWER ROOM

8'3 narrowing to 6'5 x 6'3 (2.51m narrowing to 1.96m x 1.91m)
Shower in separate cubicle, vanity wash basin and low level WC, tiled floor and walls, PVCu sealed unit double glazed window and chrome towel radiator.

BEDROOM 2

11'2 x 9'1 (3.40m x 2.77m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3

11'2 x 7'1 (3.40m x 2.16m)
PVCu sealed unit double glazed window and radiator.

FAMILY BATHROOM

7'7 x 6'5 (2.31m x 1.96m)
Panelled bath with shower over, wash basin and low level WC. Part tiled walls, tiled floor, PVCu sealed unit double glazed window and chrome towel radiator.

OUTSIDE

Open plan front lawn with low maintenance rear garden having artificial grass, planting and seating areas which benefit from a south westerly facing aspect.

GARAGE

18'4 x 10'2 (5.59m x 3.10m)
Attached single garage currently used as a gym with electric up & over door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system with underfloor heating to the ground floor.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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