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Limb
MOVING HOME



4 Shepherds Close, Beverley, East Yorkshire, HU17 8XN

- 📍 Detached Bungalow
- 📍 Delightful Gardens
- 📍 Ample Parking & Garage
- 📍 Council Tax Band = D
- 📍 Lovely Position
- 📍 Three Bedrooms
- 📍 Modern Fittings
- 📍 Freehold / EPC = C

£365,000

INTRODUCTION

Enjoying a lovely position on a private 'no-through' road, this detached bungalow boasts a spacious lounge, perfect for relaxing or entertaining guests and with three bedrooms, there's ample space for a growing family or visiting friends. The property features a modern kitchen and well-maintained bathroom. The central heating system is controlled by a Nest smart thermostat with a Nest smart smoke alarm in the hall. High speed internet f.t.p provided by Connexin.

A particular feature is the surrounding gardens which provide, the perfect place to retreat or entertain guests. The garage and driveway offer parking for up to five vehicles ensuring convenience for all.

Don't miss out on the chance to make this charming bungalow your own - schedule a viewing today and envision the possibilities that await in this lovely property.

LOCATION

The property is situated on Shepherds close, a 'no-through' road which runs off Shepherd's Lea within this popular residential development. Beverley regularly features as one of the most desirable places to live in the country and is a historic market town with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood, a golf club and its own racecourse. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre.

Kingston-upon-Hull: 11 miles

York: 31 miles

Leeds: 57 miles

Junction 38 of the M62 motorway: 13 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming providing access to all rooms. Access to the loft can be gained via either of the two loft hatches.



KITCHEN

13'0" x 9'0" approx (3.96m x 2.74m approx)
With modern base and wall units, contrasting worksurfaces, double sink with mixer tap, oven, four ring gas hob with filter hood above, microwave oven, dishwasher and plumbing for a washing machine. With sockets and USB charging points. Window to front.



LOUNGE/DINER

19'1" x 16'5" approx (5.82m x 5.00m approx)
Measurements to extremes.
With box bay window to side and patio doors lead out to the delightful rear garden.



LOUNGE AREA



BEDROOM 1

11'5" x 9'11" approx (3.48m x 3.02m approx)
With fitted wardrobes and window to front. With sockets and USB charging points.



BEDROOM 2

10'0" x 9'8" approx (3.05m x 2.95m approx)
With fitted wardrobes and window to side. With sockets and USB charging points.



BEDROOM 3

8'7" x 7'11" approx (2.62m x 2.41m approx)
Window to front. With sockets and USB charging points.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. With electric heated floor and thermostatic power shower. Tiling to walls and floor, window to rear.



OUTSIDE

The property enjoys an enviable position along a 'no-through' road and there is a large driveway providing parking for multiple vehicles and a detached garage. There is an attractive mature garden area to one side and a gate provides access to the rear garden.

The rear garden is an absolute delight and a lovely space to enjoy with patio areas ideally positioned to enjoy the sunny weather and attractive planters. There is also a summerhouse.



REAR VIEW



DRIVEWAY & GARAGE

The garage has a remote controlled sectional insulated door and roof storage plus included metal shelving.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

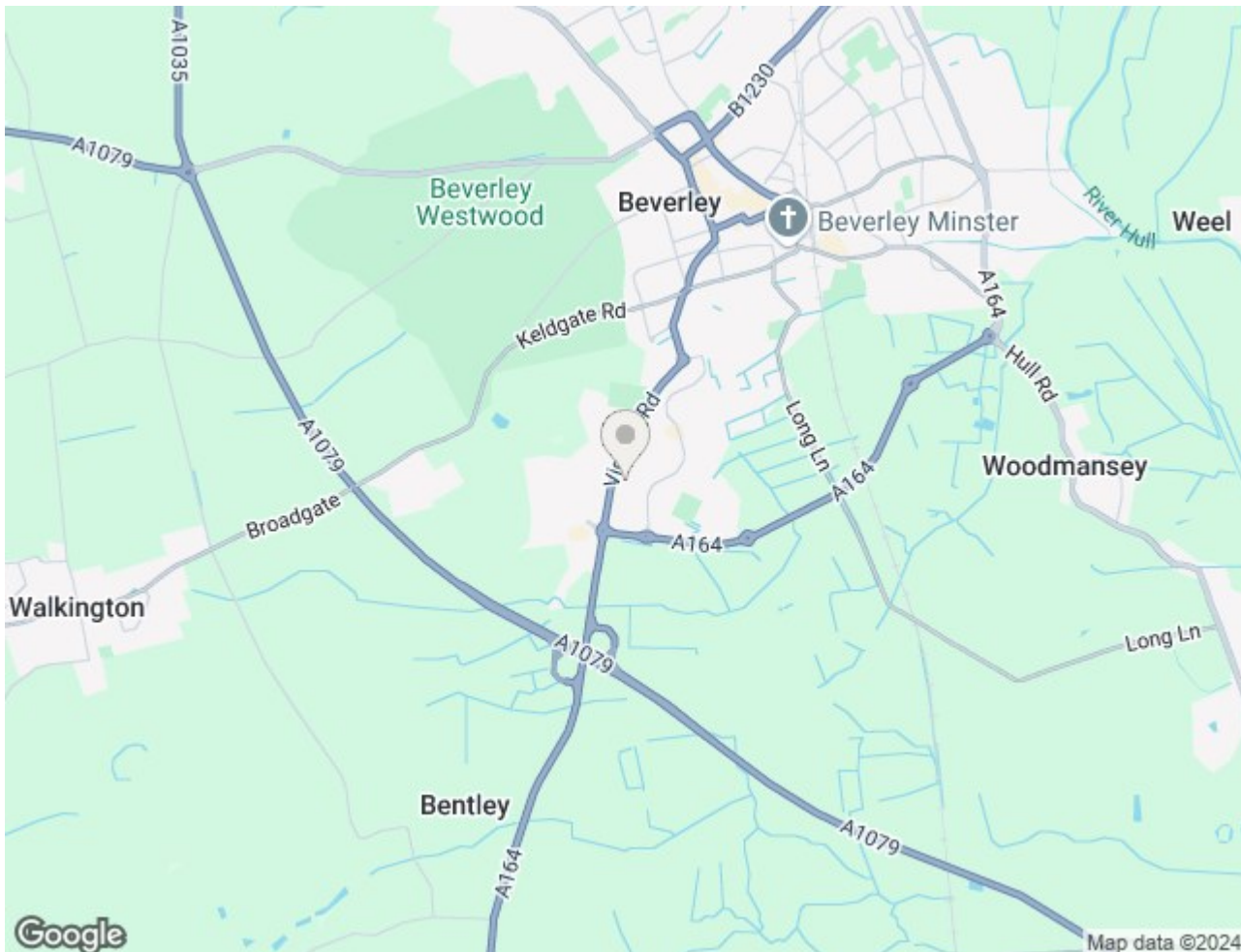
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

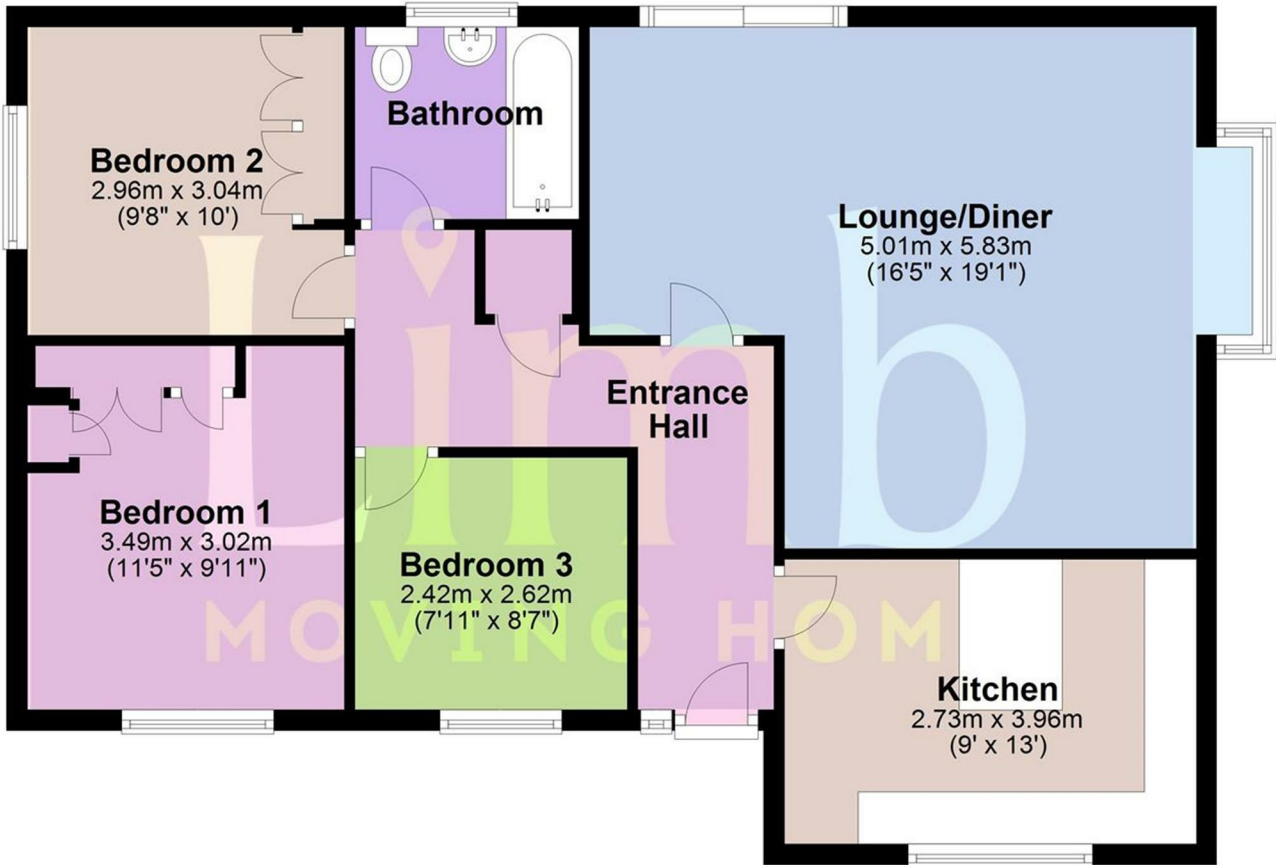
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor

Approx. 79.0 sq. metres (850.5 sq. feet)



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

