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Limb
MOVING HOME



9 Shepherds Lea, Beverley, East Yorkshire, HU17 8UU

📍 Fabulous Detached House

📍 Amazing Garden

📍 4 Bedrooms

📍 Council Tax Band = E

📍 Stunning Kitchen

📍 Wide Drive & Double Garage

📍 Head of Cul-de-sac

📍 Freehold/EPC = D

£425,000

INTRODUCTION

A very special property of which early viewing is strongly recommended. This fabulous detached house stands proudly at the head of a small residential cul-de-sac and enjoys a wonderful garden to the rear which has been expertly designed and landscaped. The immaculately presented accommodation has been significantly enhanced over recent years and is certainly ready to move straight into. Depicted on the attached floorplan, the accommodation briefly comprises a central hallway with cloaks/W.C. off, living room and a stunning large rear conservatory overlooking the gardens. The dining kitchen is substantially fitted with an attractive range of units and integrated appliances. Double doors also open out to the garden. Upon the first floor are four bedrooms, stylish bathroom and an en-suite shower room. Gas fired central heating to radiators and uPVC double glazing are installed. Outside to the front a wide driveway provides parking and access to the double garage. The rear garden is an absolute delight enjoying a southerly facing aspect and having been expertly designed and landscaped to create many areas of interest with seating areas and beautiful well stocked borders. The garden is also not directly overlooked.

LOCATION

Shepherds Lea is a quiet cul-de-sac within a popular residential development to the south of the market town of Beverley. It regularly features as one of the most desirable places to live in the country 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 HALL

With stairs leading up to the first floor with contemporary balustrade.



CLOAKS/W.C.

With low level W.C. and wash hand basin, tiling to the walls, heated towel rail.

DINING KITCHEN

24'7" x 9'9" approx (7.49m x 2.97m approx)

A generously sized room with windows to both front and rear and double doors with fitted wooden shutters opening out to the rear garden. Extensively fitted with an attractive range of contemporary units, there is plenty of storage and a host of appliances including a double oven, five ring gas hob, extractor hood above, dishwasher and fridge freezer. There is a composite one and a half bowl sink and drainer, concealed space for microwave. Concealed Ideal standard boiler fitted approximately 5 years ago.





LIVING ROOM

19'7" x 10'7" approx (5.97m x 3.23m approx)

The focal point of the room is a wood burning stove set into the wall with a slate hearth and oak mantel above. Window to front elevation and double doors leading to the south facing conservatory.



CONSERVATORY

17'10" x 15'9" approx (5.44m x 4.80m approx)

A simply stunning conservatory with a glass roof and an aspect across the garden. This substantial space can be used in a variety of ways. Double doors open out to the patio and there is an integral door through to the garage.



FIRST FLOOR

LANDING

Window to rear elevation. Linen cupboard off.



BEDROOM 1

13'10" x 9'3" approx (4.22m x 2.82m approx)

With fitted wardrobes having sliding mirrored fronts to one wall. Windows to front and side elevations. In an open plan style lies the en-suite.



EN-SUITE

With modern suite comprising large shower enclosure with rainhead and handheld shower system, wash hand basin and drawer. Heated towel rail. This area is open plan in style to the main bedroom.



BEDROOM 2

10'8" x 9'9" approx (3.25m x 2.97m approx)
Window to rear elevation.



BEDROOM 3

10'1" x 7'9" approx (3.07m x 2.36m approx)
Window to rear elevation.



BEDROOM 4

9'5" x 6'8" approx (2.87m x 2.03m approx)
Window to front elevation.



BATHROOM

Modern suite comprising panelled bath with a rainhead and handheld shower system over plus spray screen, concealed flush W.C. and wash hand basin with drawer, heated towel rail.

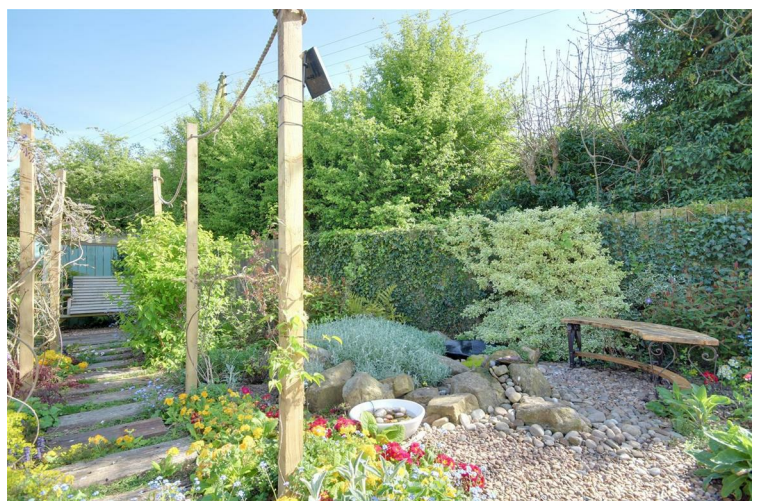


OUTSIDE

Directly to the front of the property extends a paved garden with wrought iron railings to the perimeter. A wide driveway provides parking and access to the double garage.

The rear garden is an absolute delight and much larger than anticipated. The garden has been professionally designed and landscaped to create a variety of zones and areas of interest with its patio areas and colourful planting. Other features include electrics and water supply within the garden, a greenhouse and a further timber potting shed. The garden enjoys a southerly aspect and is not directly overlooked making this a beautiful environment.







REAR VIEW



DOUBLE GARAGE

17'0" x 17'0" approx (5.18m x 5.18m approx)
With automated up and over roller door. Power and light supply installed.

TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

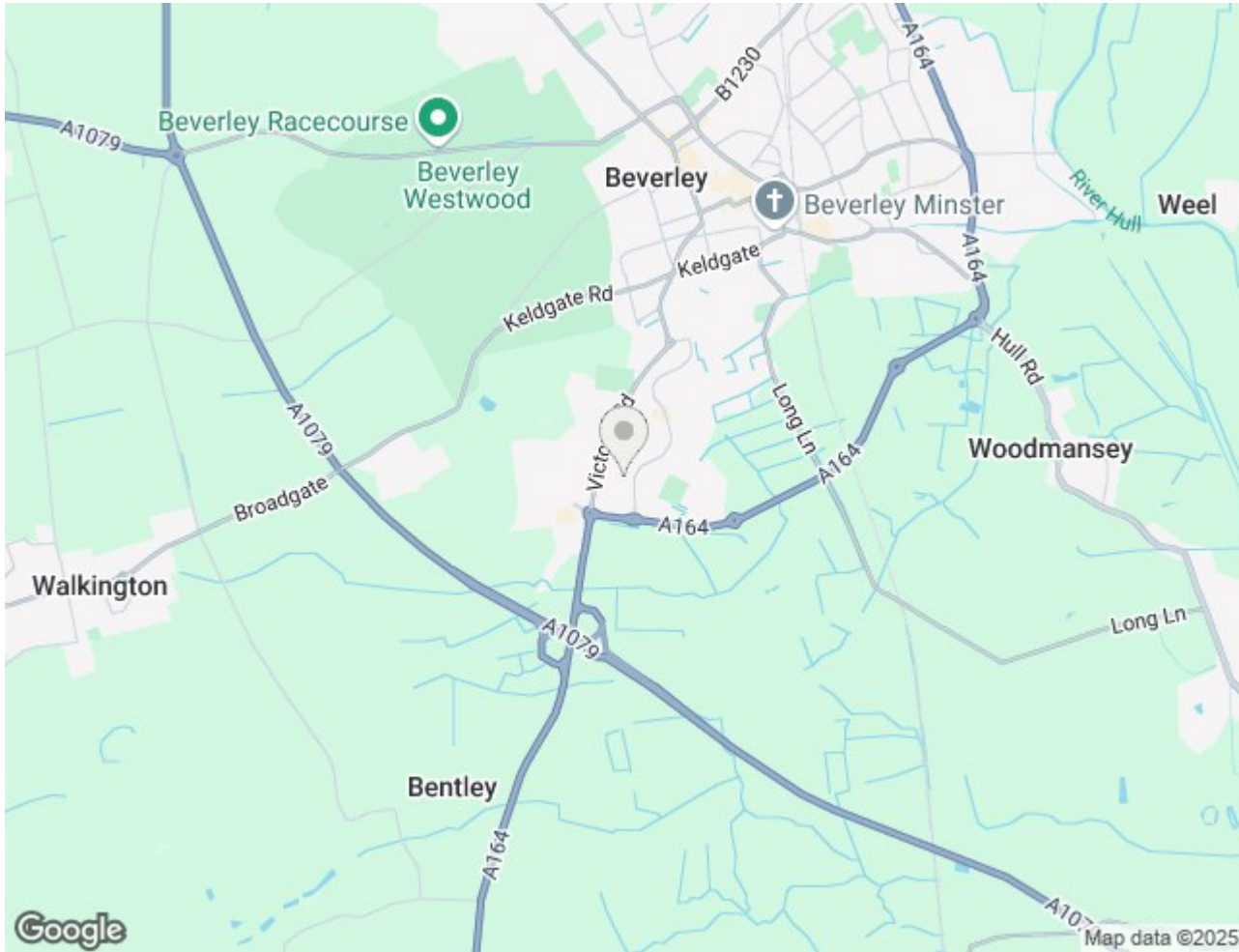
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

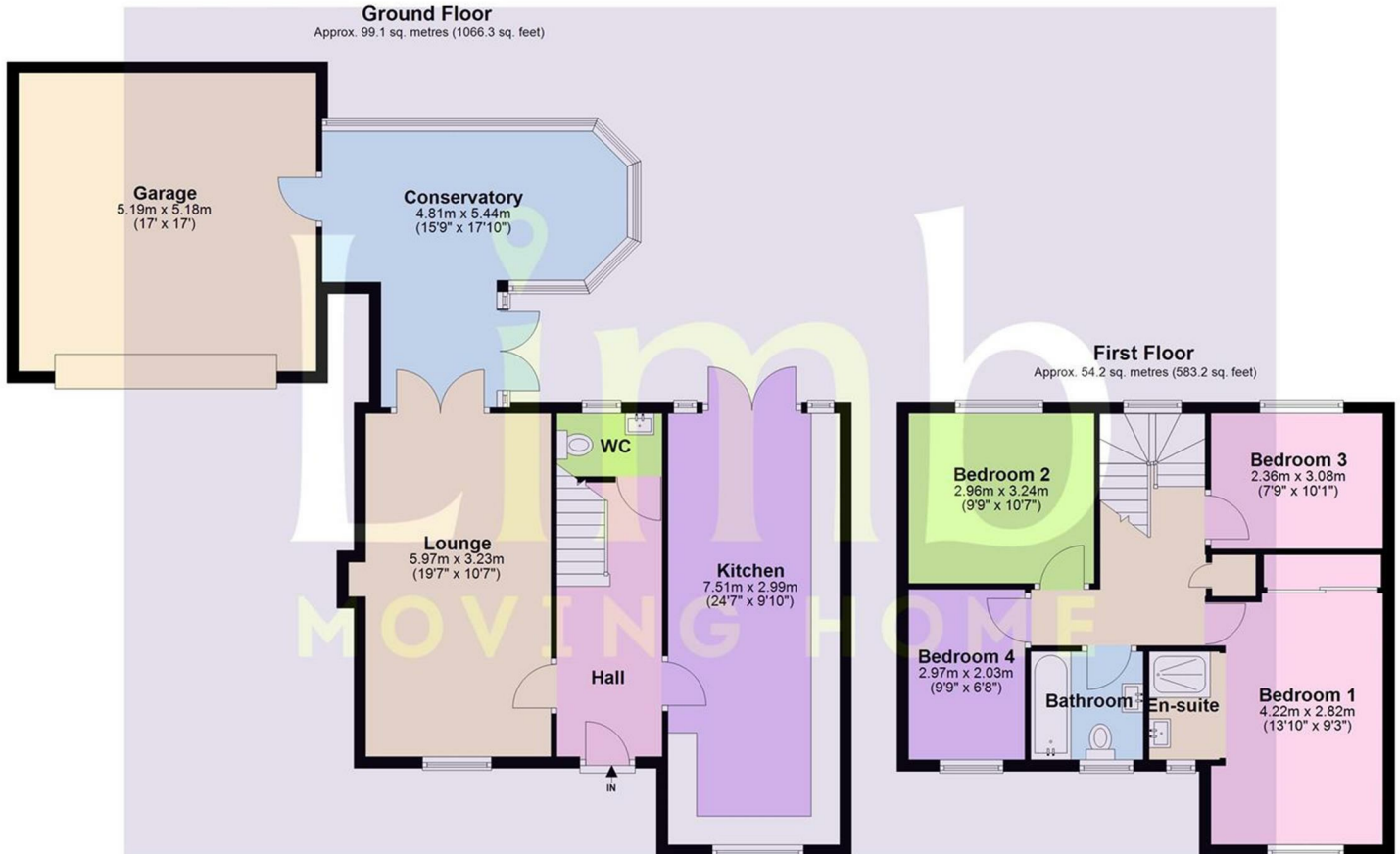
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 153.2 sq. metres (1649.5 sq. feet)
9 Shepherds Lea

