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**Limb**  
MOVING HOME



*23 Shepherds Lea, Beverley, East Yorkshire, HU17 8UU*

- 📍 Detached Bungalow
- 📍 Lounge & Conservatory
- 📍 Driveway & Garage
- 📍 Council Tax Band = C
- 📍 Two Bedrooms
- 📍 Private Rear Garden
- 📍 Cul-de-Sac Location
- 📍 Freehold/EPC = C

**£270,000**



## INTRODUCTION

This attractive two-bedroomed detached bungalow is situated on a corner plot in the quiet cul-de-sac of Shepherds Lea within the historic market town of Beverley and is ready to move straight into as there is no forward chain. The property has been well cared for, and is ready for its next happy owner.

The property benefits from gas central-heating, uPVC double glazing throughout and briefly comprises an entrance hallway, two bedrooms, bathroom, kitchen, lounge and a conservatory with access to the private rear garden which has been set out for ease of maintenance. A detached garage lies to the side of the property, with parking for two cars aside the pebbled front garden.

## 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 access to bedrooms, bathroom, lounge and kitchen.

### KITCHEN

8'11" x 8'8" approx (2.72m x 2.64m approx)

Contemporary kitchen area with laminate worksurfaces, integrated oven and microwave, four-ring induction hob with extractor hood above, and plumbing for a washing machine. One-and-a-half sink & drainer lies beneath window to front.



## LOUNGE

16'07" x 8'09" approx (5.05m x 2.67m approx)

Spacious lounge area with electric fireplace. Sliding doors open to the conservatory.



## CONSERVATORY

11'08" x 7'07" approx (3.56m x 2.31m approx)

With electric heating unit and double doors opening onto rear garden.



## BEDROOM 1

10'07" x 11'04" approx (3.23m x 3.45m approx)

With fitted wardrobes and drawer units, and window to rear garden.



## BEDROOM 2

7'06" x 8'11" approx (2.29m x 2.72m approx)

With window to front.



## BATHROOM

6'05" x 5'05" approx (1.96m x 1.65m approx)

Including bath with shower fitting, low-flush W.C. and wash-hand basin beneath window to front.





## OUTSIDE

A private, pebbled garden with paved patio areas lies to the rear of the property, ensuring straightforward maintenance. A similar aesthetic presents itself to the front, with two parking spaces and a detached garage.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

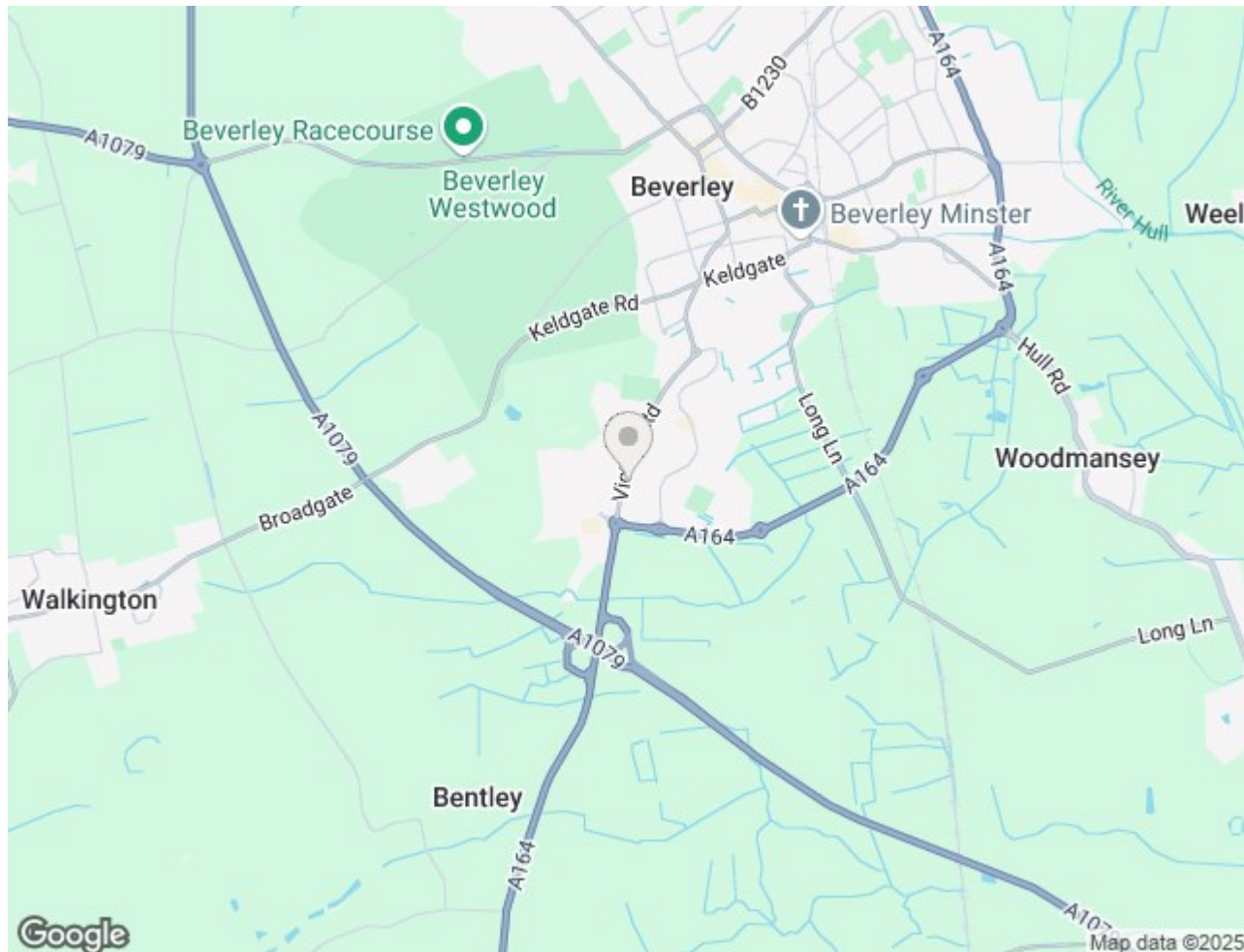
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

**23 Shepherds Lea, Beverley**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	