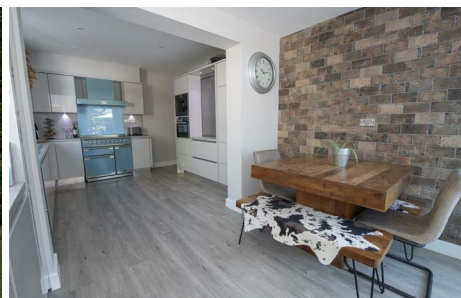


linkagency

3 Bedroom House - Detached for Sale

£450,000

41 Swinemoor Lane, Beverley, HU17 0JU



KEY FEATURES

- SPACIOUS, VERSATILE , STYLISH, RENOVATED, DETACHED FAMILY HOME
- SUPERB, HI - SPEC, NOBILIA GERMAN KITCHEN
- 4 RECEPTION ROOMS /AREAS
- LARGE, TANDEM GARAGE + STORE + SEPARATE PURPOSE - BUILT OFFICE/THERAPY/ HOBBY ROOM
- LARGE PLOT WITH LANDSCAPED GARDENS AND DRIVE-IN, DRIVE-OUT ENTRANCES
- HIGH SPEC HOT TUB UNDER A ROOFED PERGOLA
- POPULAR, HIGHLY SOUGHT-AFTER, HISTORIC MARKET TOWN OF BEVERLEY
- EASY ACCESS TO A164, A1035 AND A1079
- BY CAR :EAST YORKSHIRE COAST 20 MINS APPROX; HULL 15 MINS APPROX, YORK 48 MINS APPROX
- MANY AMENITIES CLOSE-BY ;EAST RIDING COMMUNITY HOSPITAL 12 MINUTE WALK APPROX

HEAD OFFICE

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A rare opportunity to purchase a unique detached property situated on a private, south facing, fully landscaped plot extending to just under a quarter of an acre . The impressive home is approached from a generous driveway with multi vehicle parking space ; the walled and pillared front plot benefits from a pillared entrance and a separate pillared exit, thus making vehicular access to and from the property easy.

The spacious family home has been carefully planned and tastefully refurbished and decorated throughout to feature a spacious ground floor with multiple family rooms including: a spacious hallway, currently used as a piano room; a ground floor WC; 2 large reception rooms, one of which features a multi fuel burner stove; a state of the art Nobilia German , high specification kitchen with multiple integrated appliances and a large dining room/ space. Extra space for sitting or dining is found in the rear conservatory extension which opens to the raised decking area; a great place to entertain and enjoy the beautifully landscaped south facing, formal garden. Upstairs are 3 large double bedrooms , bedroom 1 features a bay window with seating; there is a large family bathroom and separate WC to this floor. The property has a versatile floorplan thus allowing potential for change of room usage and the plot size allows potential (subject to planning) for further extensions should they be required .

The gated , landscaped, south facing rear garden includes a private, spacious , raised decked area , a secluded , wood burner heated hot tub under a covered pergola and a children's play area. There is a large , tandem garage to the side, currently used as a work store with an electric door to the front and french doors to the rear, there is also an extra storage space to the side. The driveway to the side features a wood cabin with a sink, ideal as a therapy room, hobby room or home office.

Located on Swinemoor road, east of the town centre , the property benefits from proximity to DIY stores, an Aldi supermarket and an Italian family restaurant, all located within a 2 to 5 minute walk. The East Yorkshire Community Hospital is within a 12 minute walk. The fabulous home is located 1.4 miles east of Beverley town centre with easy access to major A roads to the coast, Hull or East Yorkshire's many towns and villages, with York being slightly further afield . Historic, picturesque Beverley town centre is within walking distance - a 20 minute walk approximately - and offers a range of amenities for all tastes and interests. There are many historic buildings including the stunning Minster and St Mary's church; the Guildhall and the Treasure House with art gallery. There is a thriving arts community within the town with an amateur dramatics group and various art classes and musical events taking place including the annual folk festival. The East Riding theatre, west of the town centre, hosts premiers of locally written and produced plays as well as performances from visiting artists and theatre groups.

For the energetic, there are several gyms and a leisure centre with a swimming pool. Beverley's beautiful, open Westwood pastures is a popular walking destination as is the Minster Way walk route which begins at the Minster. The Tour de Yorkshire sometimes passes through Beverley as a nod to the many local cyclists whose hobby is to enjoy the region's popular cycle routes.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques as well as the popular, renovated Beverley Arms hotel. The Flemingate Centre, also east of the town centre, within an 18 minute walk approximately, has restaurants, shops, a hotel and a cinema and is located close to the railway station with trains which run regularly on the Hull to Scarborough line .

With highly regarded schools and a higher education college, along with excellent transport links, via road and rail, Beverley truly is one of the region's most sought after residential towns.



ENTRANCE PORCH

3'7" x 3'1"

Upvc wood effect door - Feature overhang porch - Wood effect linoleum flooring

HALLWAY

11'5" x 12'2"

Spacious room, more than just a hallway - Wood effect linoleum flooring - Radiator - Window with aspect to the front - Space for a desk or piano - Understairs cupboard

RECEPTION 1

11'5" x 12'10"

Bay window with aspect to the front - Feature column radiator - Fitted carpet - Feature, wall -mounted contemporary, electric fire with black surround

OPEN PLAN KITCHEN/ DINING ROOM

22'4" x 19'5"

Kitchen 3.5m X 3.40m / 11'6" X 11'2"

Quality, Nobilia German fitted kitchen - Comprehensive range of base and eye level units - Under unit lighting - Recessed down lights - Composite, quality worktops and matching splash-back - 1.5 bowl composite sink with mixer tap and insinkerator - Built-in Siemens dishwasher - Falcon range cooker with induction hob - Built-in steam microwave and grill - Built-in, state-of-the art Neff coffee maker - Quality, wood -effect, linoleum flooring - Aspect to the side

Dining Room

Space for a large table - Recessed downlights - Feature brick wall - Wall -mounted, vertical panel radiator

GARDEN ROOM / CONSERVATORY

18'0" x 5'9"

Versatile rear space opening onto a rear, raised decked area - Accessed via the dining area and reception 2 - Solar glass - Bi folds x 4 to rear decking - Quality, wood-effect linoleum flooring

REAR ENTRANCE HALLWAY

4'10" x 4'0"

Side entrance porch - Wood effect linoleum flooring

WC

4'1" x 6'0"

Hidden flush WC - Feature tiled wall with shelf - Wall mounted basin with tiled splash-back - Window with aspect to the side

RECEPTION 2

11'5" x 12'11"

Wood flooring - Log burner fitted 2023 - Radiator - Open plan to conservatory

LANDING

6'10" x 6'11"

Stairs from hallway - Painted wood panelling - Half landing with window to the side - Fitted carpet to stairs and landing - Loft access

BEDROOM 1

11'4" x 12'9"

Bay window with seating and aspect to the front - Radiator - Fitted carpet

BATHROOM

11'1" x 5'6"

Oval bath with shower over and mixer tap with shower head - Tiles to bath and shower area - Recessed down-lights - Feature column radiator - Sink set on cupboard unit - Wood effect linoleum flooring

SEPARATE WC

4'1" x 2'7"

Hidden flush WC - Wood effect linoleum - Wood shelves



BEDROOM 2

11'6" x 13'1"

Large double bedroom - Fitted carpet - Radiator - Window with aspect to the rear

BEDROOM 3

11'4" x 11'6"

Large double bedroom - Fitted carpet - Radiator

GARDENS

Landscaped and beautifully maintained

Front

Pebble gravel driveway with multi vehicle parking space - Brick wall - 2 brick pillared entrance and exit areas - Feature pond - Shrubbery - Mature trees

Sides

Pathway to left side - Gated driveway to right side - Log cabin - Block- paved area

Rear

Tiered raised decking area - Lawn - Mature hedges to 2 sides - Planted borders - Second lawn area - Resin pathway - Hot tub under purpose built roofed, timber pergola

LOG CABIN / GARDEN OFFICE

12'1" x 7'4"

Sink - Electric heater - Double french doors - Window to the side - Suitable as a home office, hobby room or therapy room

HOT TUB

Hot tub heated via log burning stove - Roofed pergola - Timber bar area

GARAGE

9'3" x 27'1"

Tandem garage - Electric roller shutter door - French doors to rear - Storage room to the side

EXTRA DETAILS

Gas central heating

2019 gas central heating boiler with service record

Log burner fitted 2023





Approximate Gross Internal Floor Area = 138.7 sq m / 1493 sq ft
 Garage Area = 28.4 sq m / 306 sq ft
 Outbuilding Area = 8.3 sq m / 90 sq ft
 Total Area = 175.4 sq m / 1889 sq ft

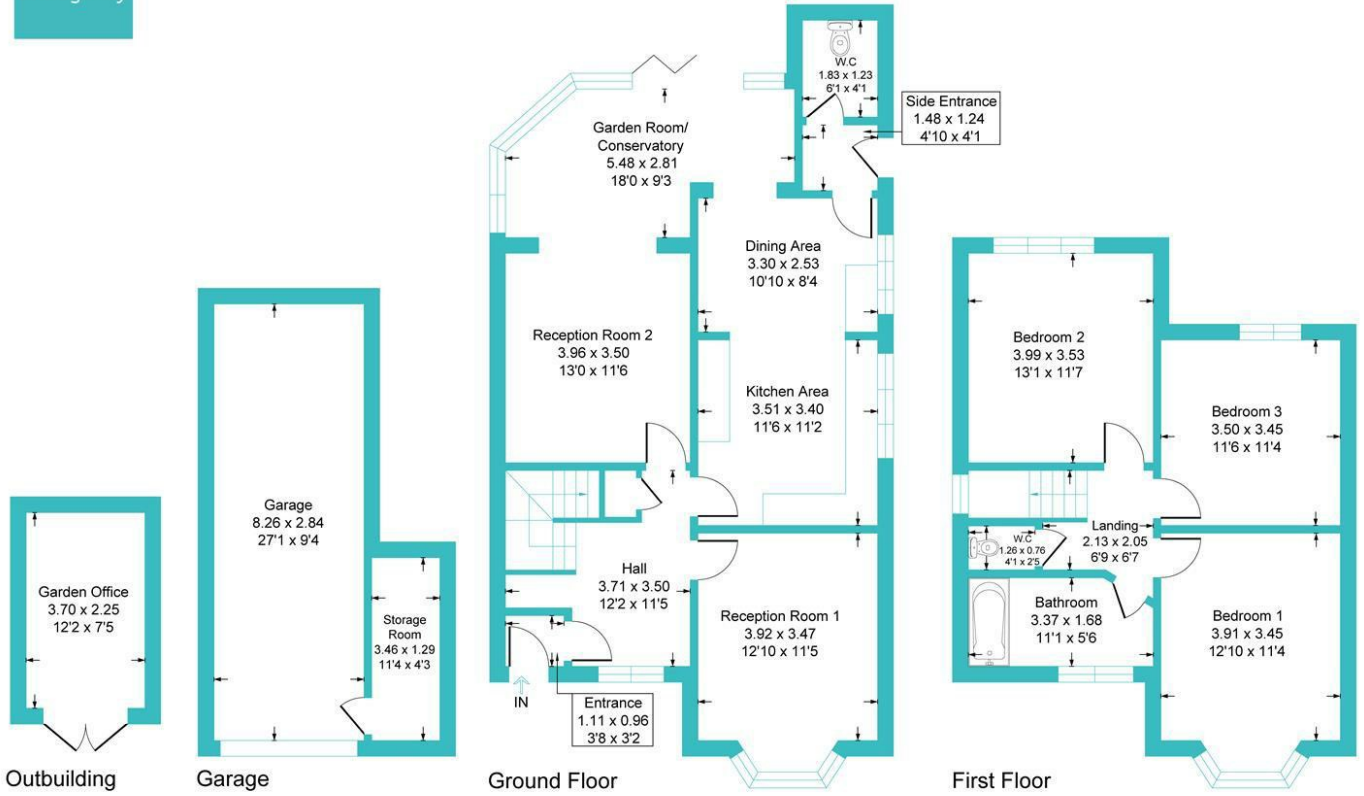
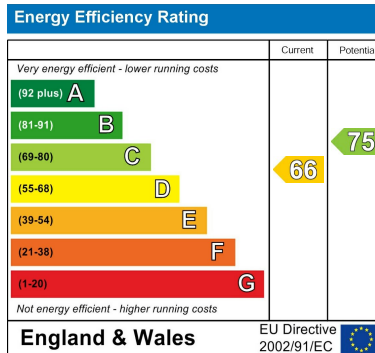


Illustration for identification purposes only, measurements are approximate, not to scale. Outbuildings for measurement purposes only, not exact location.



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