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3 Bedroom House - Detached for Sale

£460,000

38 Cartwright Lane, Beverley, HU17 8NA



KEY FEATURES

- SPACIOUS, EXTENDED, VERY WELL MAINTAINED, VERSATILE FAMILY HOME
- CLOSE TO THE PICTURESQUE BEVERLEY OPEN GREEN WESTWOOD PASTURES
- EASY WALKING DISTANCE TO THE TOWN CENTRE AND ITS MULTIPLE AMENITIES
- 3 RECEPTION ROOMS AND GROUND FLOOR WC
- 3 LARGE DOUBLE BEDROOMS AND 2 BATHROOMS
- WELL- TENDED GARDENS
- AMPLE PARKING SPACE
- CATCHMENT AREA FOR SOUGHT-AFTER SECONDARY AND PRIMARY SCHOOLS
- EASY ACCESS TO HULL 25 MINUTES; YORK 60 MINUTES; M62 34 MINUTES

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General description

Located in sought-after Beverley, this attractive, beautifully maintained, 1930's, extended three double, 3 reception room, spacious family home is situated close to the verdant Westwood pastures. The property is approached via a block paved driveway with ample parking space; a storm porch leads to the front door opening to an attractive hallway ; the first bay fronted large reception room is situated to the right of the hallway where there is also a ground floor WC; the second large reception room located to the rear of the property has a modern feature fireplace and double doors opening to the rear patio. There is an attractive, modern fitted breakfast kitchen which is open plan to the conservatory, a versatile space suitable for sitting and dining.

The upper floor features, three large double bedrooms ; the principal bedroom has a dual aspect, one of which is a view east of the iconic Beverley Minster , there is also a good size ensuite shower room . There are 2 other double bedrooms to the first floor, with fitted cupboards, as well as a modern bathroom with an over-bath shower.

Outside, there are well - tended gardens with variegated borders and hedging, both front and rear; as well as a patio and lawn to the rear and a separate brick-built garage with an electric door.

Location

The property is located on Cartwright lane just minutes away from Beverley's vibrant town centre, where you'll enjoy easy access to a rich tapestry of history, culture, and contemporary amenities. From the stunning Beverley Minster to quaint local shops, award-winning restaurants, and bustling markets, everything you need is at your doorstep.

For those who love the outdoors, the picturesque Beverley Westwood pastures are just a 'hop and a skip' away, offering expansive green spaces, perfect for leisurely walks, picnics, or a round of golf at the nearby Beverley golf club and course, which is located on the pasture land.

The property lies within the top local schools' catchment area and is a short commute by car to Hull and the University.

There are good road links to York, Leeds, the coast, M62 and Humber Bridge to Lincolnshire. Rail routes include country wide connections and direct trains to London and buses go to York, Hull, and across East Yorkshire.



Beverley

Beverley town centre 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, located in an old chapel, 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, located very close to this property, is a popular walking destination as well as the Minster Way walking route which begins at the Minster. The Tour de Yorkshire often passes through Beverley, as a nod to the many local cyclists whose hobby is to enjoy the relatively flat countryside in the region. There is a popular golf course and club on the nearby Westwood.

The town centre is home to a multitude of restaurants, bars and bistros, as well as high street shopping chains and individual boutiques.

The Flemingate Shopping Centre located beyond the railway station, east of the town centre also has extra restaurants, a bar, shops, a hotel and a cinema.

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.

For those who love the outdoors, the picturesque Beverley Westwood common is just a short stroll away, offering expansive green spaces perfect for leisurely walks, picnics, or a round of golf at the close-by golf club.



Porch

Double french Upvc doors - Tiled floor

Entrance hall

Laminate tiled floor - Radiator

WC

Low flush WC - Laminate tiled floor - Column radiator - Sink set on cupboard unit - Tiled splash-back

Lounge

12'0" x 19'6"

Engineered wood flooring - Feature fireplace - Contemporary composite fire surround - Gas fire - Slate hearth tiles - Ceiling coving

Reception 2

12'1" x 12'3"

Large 2nd reception room - Bay window with aspect to the front - Ceiling coving - Fitted carpet - Radiator

Kitchen

15'1" max x 10'8"

Comprehensive range of fitted base and eye level units - Composite work tops - Tiled and splashboard splash backs - Ceramic white sink with chrome mixer tap - Space for range cooker - Space and plumbing for washing machine - Recessed downlights - Tiled floor - Vertical panel radiator - Gas central heating boiler - Aspect to the side - Open plan to conservatory

Conservatory

11'3" x 10'8"

Tiled floor - Sliding french door to the rear garden - Radiator

Stairs and landing

White painted balustrades with light wood tops - fitted carpet to stairs - Landing window - Light wood banister - Access to the boarded loft where there is a sky-light window

Principal Bedroom 1

15'1" x 10'8"

Large super king size room - Dual aspects side and rear - View of the Beverley minster towers - Radiator - Fitted carpet

En suite

8'11" x 6'1"

Large corner shower cubicle - Mains shower - Recessed downlights - Wood effect linoleum flooring - Part tiled walls - White pedestal sink - Chrome ladder style radiator

Bedroom 2

12'1" x max x 12'4"

Large king size room - Bay window with aspect to the front - Fitted carpet - Radiator - Built-in cupboards - Pedestal sink

Bathroom

5'10" x 6'10"

Pedestal sink with tied splash-back - Vertical panel radiator - Bath with shower over - Wall tiles to bath and shower area - Low flush WC - Linoleum flooring

Bedroom 3

12'0" x 9'11"

Large double room - Fitted wardrobes - Fitted carpet - Radiator - Aspect to the rear

Gardens

Front

Block paved driveway - Garden area with lawn

Side

Block paved driveway to garage - Privet hedging to 2 sides

Rear

Patio - Lawn - Planted borders - Vertical panel fencing to the rear

Garage

Brick built - Electric roller door - Power - Personnel door to the side

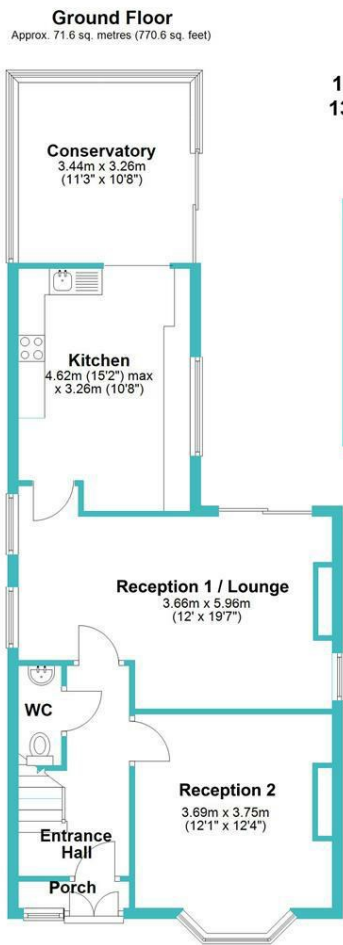
Extra details

Extended in the early 2000s

Gas central heating : recent boiler

Quality Anglian, wood-framed double glazed, majority are sash windows

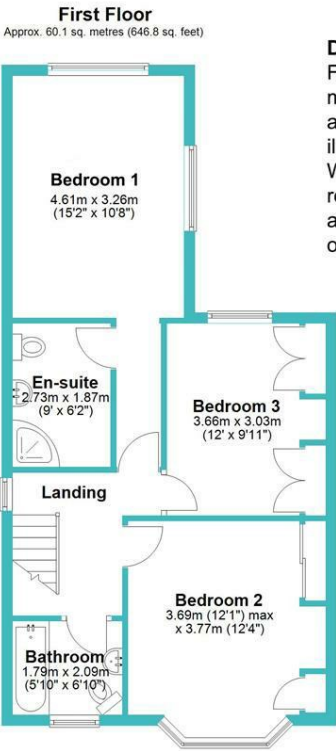




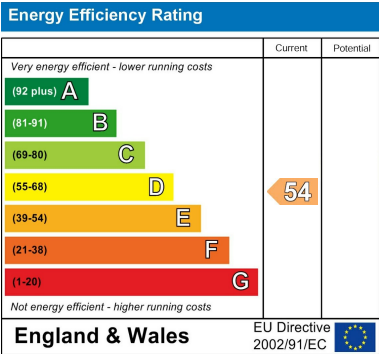
Approximate Gross Internal Floor Area
145.5 Sq Metres / 1566.2 Sq Feet (Including Garage)
131.7 Sq Metres / 1417.4 Sq Feet (Excluding Garage)



Jayne
of
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Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



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