



10 Scrubwood Lane, Beverley, East Yorkshire, HU17 7BE

- Extended Four Bedroom Semi Detached Family House
- Now Ready for Some Updating
- Front Facing Lounge
- Kitchen with GF WC and Utility Room
- Second Floor Loft Bedroom Four
- Well Regarded Location off Woodhall Way close to local Schools
- Entrance Hall with Stairs Leading off
- Rear Facing Dining Room
- First Floor with Three Bedrooms and Bathroom
- Gardens with Shared Driveway to Garage

Offers In The Region Of £315,000



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Occupying a pleasant garden plot within this well regarded area off Woodhall Way can be found this extended semi detached family home. Now ready for some updating the accommodation comprises:- Entrance hall, lounge, dining room, kitchen, utility room and a ground floor WC. On the first floor are the three bedrooms (bedroom three being used as an office) and a family bathroom. To the second floor can be found loft bedroom four. There are garden areas to the front and rear along with a shared driveway providing access to the garage and rear of the property. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Located off Woodhall Way, the property is located within a short commute of Beverley town centre. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs cupboards, radiator and wooden effect flooring.

Lounge

12'5" x 12'11" + bay (3.792m x 3.939m + bay)

Bay window to the front elevation, fireplace with coal effect gas and radiator.

Dining Room

11'5" x 13'3" (3.498m x 4.057m)

French doors provide access to the rear garden, radiator and wooden effect flooring.

Kitchen

9'0" x 10'9" + door recess (2.759m x 3.290m + door recess)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances of range style cooker with hood over. Window to the rear elevation with side entrance door and small pantry style cupboard. Access into:

Utility Room

5'8" x 8'0" (1.737m x 2.450m)

Fitted with a double drainer sink unit with twin taps, work surface with store cupboards. Space for washing machine and tumble dryer and upright fridge/freezer. Wall mounted gas fired central heating boiler. Window to the side elevation.

Ground Floor WC

Suite of WC. Window to the side elevation and radiator.

First Floor Landing

Window to the side elevation, access to the second floor loft area.

Bedroom One

9'6" to wardrobes x 12'11" + bay (2.899m to wardrobes x 3.944m + bay)

Bay window to the front elevation, radiator and range of wardrobes.

Bedroom Two

11'5" max x 11'5" (3.486m max x 3.480m)

Window to the rear elevation, radiator and wardrobes.

Bedroom Three

7'6" x 6'5" (2.310m x 1.968m)

Used as an office with window to the front elevation and radiator.

Bathroom

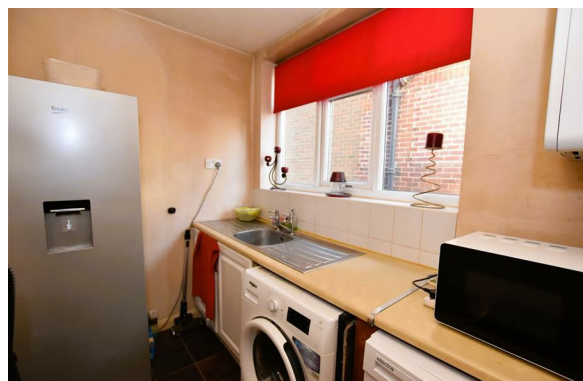
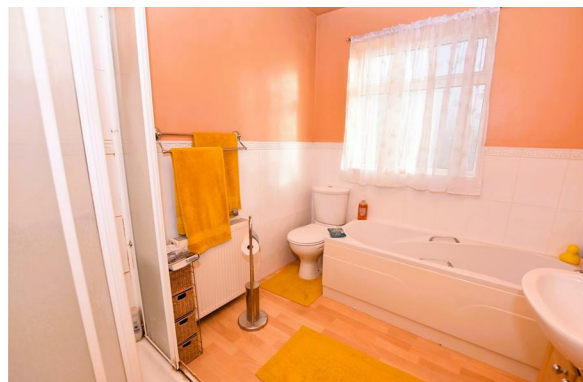
7'5" x 8'7" (2.286m x 2.640m)

Fitted with a four piece suite of bath, vanity unit with wash hand basin, shower cubicle and WC. Window to the rear elevation, radiator and part tiled walls.

Loft Bedroom Four

12'2" extends to 17'10" into alcove x 12'7" (3.718m extends to 5.442m into alcove x 3.858m)

With roof light windows, sloping ceiling profiles and radiator. A certificate of completion for the room in the roof space was signed 4th June 2003.



Outside

The property enjoys a pleasant garden plot position and has grassed areas to the front and rear. There is a shared side driveway giving access to the rear garden and garage.

Garage

8'6" x 26'6" (2.616m x 8.079m)

With up and over door, rear window and side door (both require attention/replacement).

Energy Performance Certificate

The current energy rating on the property is C (72).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number MOL090010000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

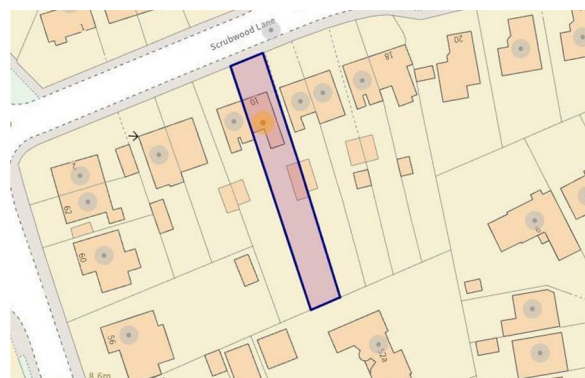
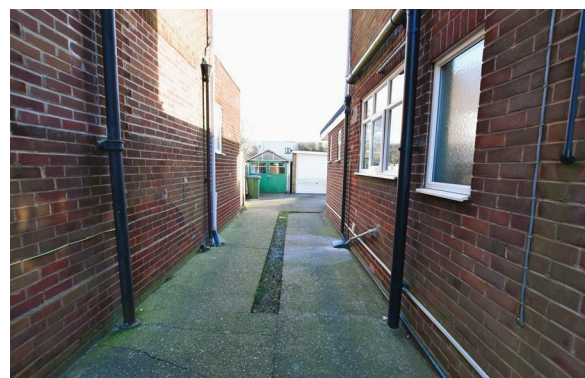
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

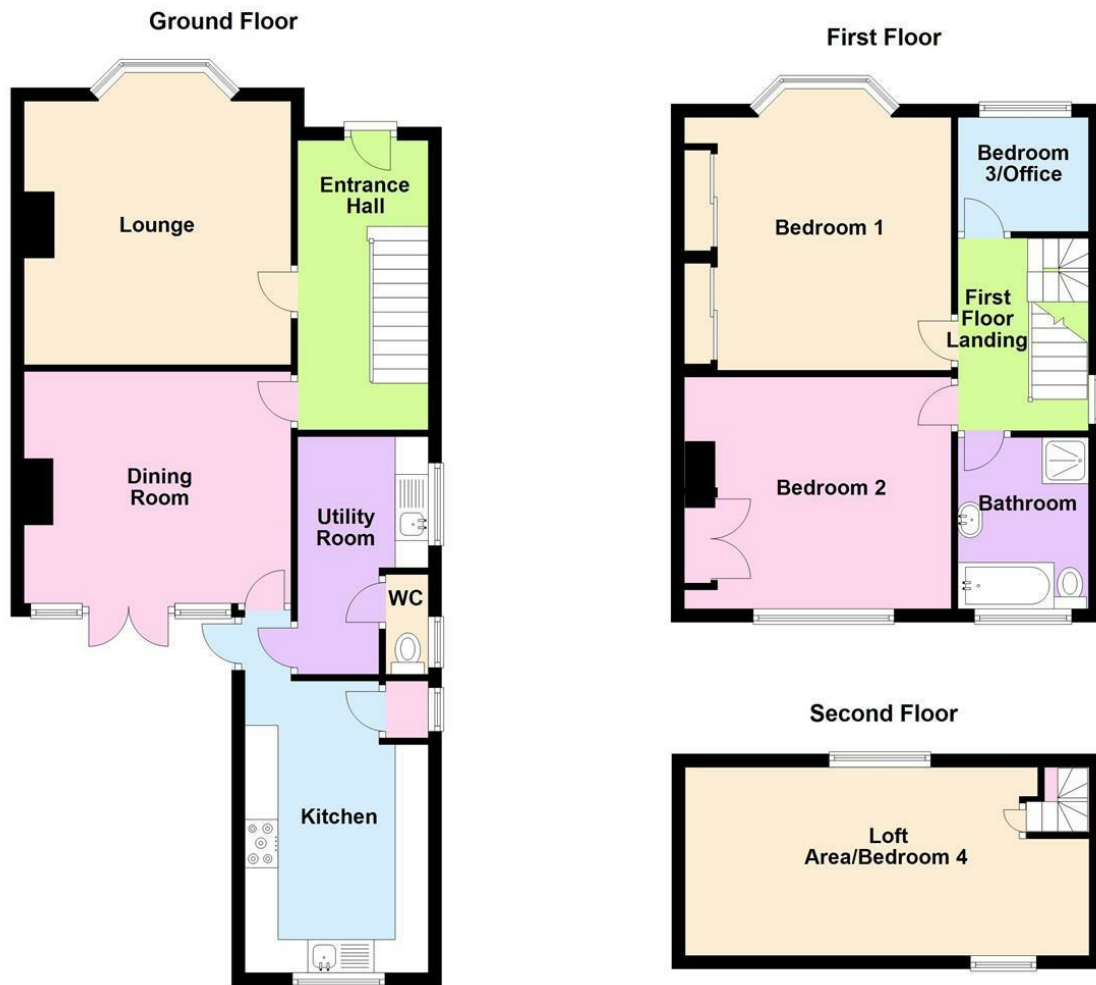
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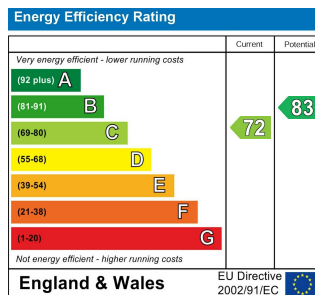
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Potential Layout for guidance purposes only.
Plan produced using PlanUp.

10 scrubwood lane, Beverley



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