

**Lavender Walk, Beverley HU17 8WE** 



## welcome to

# **Lavender Walk, Beverley**

Executive styled detached family home of good proportions with rear extension and standing on established gardens with side drive to an integral garage.













#### **Entrance Hall**

With a double glazed entrance door, radiator, solid wood flooring, stairs to the first floor and coved ceiling.

## Cloakroom/wc

With a double glazed window to the front aspect, panelled floor, radiator, pedestal wash hand basin and wc.

### Lounge

15' x 13' 9" ( 4.57m x 4.19m )

With a double glazed box window to the front aspect, fireplace with gas fire, radiator, solid wood floor, coved ceiling and is open to the dining room.

## **Dining Room**

16' 4" x 6' (4.98m x 1.83m)

Open from the lounge having double glazed windows to both rear and side aspects together with double glazed french doors giving access to the rear garden, solid wood floor, radiator and coved ceiling.

#### Kitchen

9' 8" x 8' 5" ( 2.95m x 2.57m )

With a double glazed window to the rear aspect, range of high gloss wall and base units with worksurfacing with a stainless steel sink unit. Gas hob with hood over, plumbing for a dishwasher, radiator and tiled floor.

## **Utility Room**

8' x 8' ( 2.44m x 2.44m )

With a double glazed window to the rear aspect together with a double glazed rear entrance door, base and wall units with worksurfacing and a stainless steel sink unit. Integrated fridge and freezer, plumbing for an automatic washing machine, radiator and tiled floor. Access to understairs shelved storage cupboard.

## Landing

Radiator and airing cupboard housing hot water tank and access to the loft.

#### **Bedroom One**

14' 1" x 9' 10" ( 4.29m x 3.00m )

With a double glazed window to the front aspect, built in floor to ceiling mirror fronted sliding door wardrobes and a radiator.

#### **Ensuite**

With a double glazed window to the front aspect, tiled walls and floor, corner shower enclosure, extractor fan, pedestal wash hand basin and heated towel radiator.

#### **Bedroom Two**

21'  $\times$  8' narrowing to 6' (  $6.40m \times 2.44m$  narrowing to 1.83m )

With a double glazed dormer style window to the front aspect with a further double glazed window to the rear and side aspects, timber floor, radiator and built in floor to ceiling wardrobes.

#### **Bedroom Three**

8' 6" x 8' 5" ( 2.59m x 2.57m )
With double glazed window to the

With double glazed window to the rear aspect, radiator and coved ceiling.

### **Bedroom Four**

10' into recess x 8' ( 3.05m into recess x 2.44m ) With a double glazed window to the rear aspect and radiator.

#### **Bathroom**

With a double glazed window to the side aspect, radiator, part tiled walls, panelled bath with shower over, wc, pedestal wash hand basin and extractor fan.

#### Outside

To the front of the property is an open plan lawned garden with a brickset private driveway giving access to the garage. To the rear is a private and enclosed garden having a paved patio to a mainly lawned area, established shrub and tree borders and fencing to the boundaries. There is flood lighting and an outside tap to the rear

## **Integral Garage**

17' 10" x 8' 3" ( 5.44m x 2.51m )

With a roller shutter door, light and power provided and a wall mounted gas central heating boiler.





## welcome to

## **Lavender Walk, Beverley**

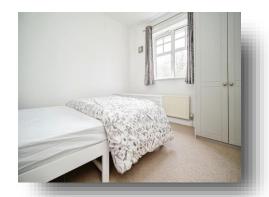
- Appealing detached family home
- Situated at the head of a cul de sac
- Two reception rooms, four bedrooms & ensuite
- Gardens with side drive to integral garage
- Council Tax Band D

Tenure: Freehold EPC Rating: C

## directions to this property:

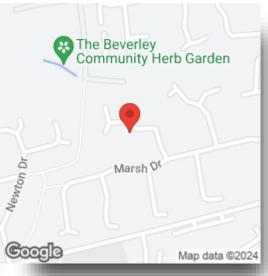
See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.

# £375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106534



Property Ref: BEV106534 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire, HU17 8AP



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.