



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' x 8' narrowing to 6' (6.40m x 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 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.



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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

£360,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106534 - 0007

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