



Wilbert Lane, Beverley, HU17 0AJ

Welcome to

Wilbert Lane, Beverley

Beautifully presented, spacious, three-bedroom Victorian end terrace property, refurbished and extended to a high standard. Located in the heart of Beverley with the added benefit of off-street parking and a garage / workshop.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Cloak Room

Lounge

14' 6" x 13' 9" (4.42m x 4.19m)

Sitting Room/Dining Room

13' x 13' 2" (3.96m x 4.01m)

Kitchen

17' 1" x 9' 1" (5.21m x 2.77m)

Dining Room

8' 7" x 8' 3" (2.62m x 2.51m)

Bathroom

7' 8" x 8' 6" (2.34m x 2.59m)

Bedroom 1

13' 2" x 13' (4.01m x 3.96m)

Bedroom 2

11' 4" x 14' 6" (3.45m x 4.42m)

Bedroom 3

8' 5" x 7' (2.57m x 2.13m)

Loft Room

11' 8" x 17' 5" (3.56m x 5.31m)

With under eaves storage running along both sides of the room.

Outside

Externally the home benefits from off road parking and a double garage / workshop to the rear of the property with a utility area for a washing machine and tumble drier and electrical roller doors.

To the rear of the property is a low maintenance courtyard garden with feature lighting. A mix of York stone paving, gravel and stone paving sets surround a circle of artificial grass. Completing the garden is a planted area, raised bed, log store and a matching wooden curved seating area also with lighting.

Garage

23' 2" x 14' 2" (7.06m x 4.32m)

Welcome to

Wilbert Lane, Beverley

- Victorian End Terrace originally built approx. 1890
- Refurbished to a very high standard whilst retaining some original period features
- Immaculately presented throughout
- Beautiful wet room with shower area and separate freestanding bath
- Bright and stylish kitchen and dining area with bifold doors opening into the courtyard garden

Tenure: Freehold EPC Rating: E

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106841



Property Ref:
BEV106841 - 0003

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.

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.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk