

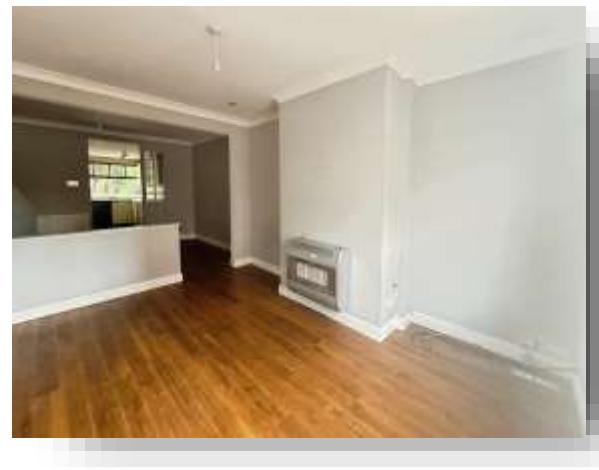
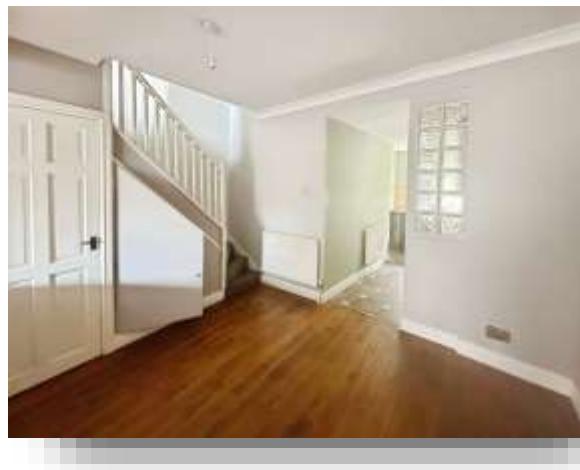
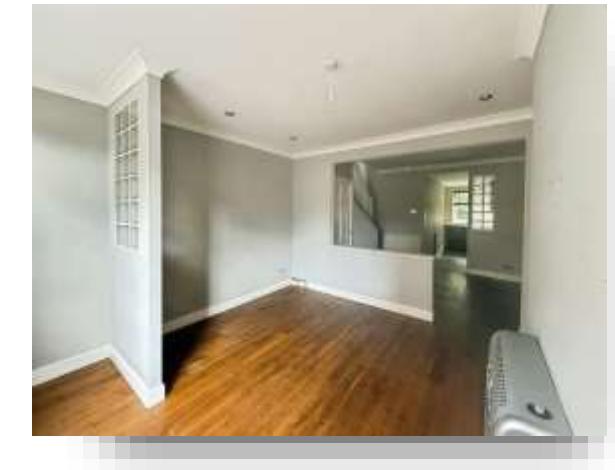


Landress Lane, Beverley, HU17 8HA

Welcome to

Landress Lane, Beverley

Charming three-storey period cottage in central Beverley, offering spacious extended living, three bedrooms, and a rear garden - with all town centre amenities just a short stroll away.



Lounge / Diner

12' 7" x 12' into recess (3.84m x 3.66m into recess)

Dining Area

10' 1" x 8' 9" plus stairs (3.07m x 2.67m plus stairs)

Kitchen

11' 9" x 5' 4" (3.58m x 1.63m)

Utility Room

8' 4" x 4' 5" (2.54m x 1.35m)

Bathroom

5' 4" x 6' 7" (1.63m x 2.01m)

First Floor Landing**Bedroom 2**

12' 6" x 10' 8" (3.81m x 3.25m)

Bedroom 3

7' 3" x 8' 9" (2.21m x 2.67m)

Second Floor Landing**Bedroom 1**

19' 1" restricted head height x 12' 4" narrowing to 9' 6" (5.82m restricted head height x 3.76m narrowing to 2.90m)

Outside

Pebble and gravelled rear garden with fence surround and shared pedestrian access.

Welcome to Landress Lane, Beverley

- Characterful period cottage in a central Beverley location
- Just moments from shops, cafes, and Beverley town centre
- Extended living space arranged over three floors
- Three bedrooms and useful utility room
- Rear garden ideal for relaxing or entertaining

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Price

£215,000



view this property online williamhbrown.co.uk/Property/BEV107180

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property



Property Ref:
BEV107180 - 0007

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**



01482 880488



Beverley@williamhbrown.co.uk



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



williamhbrown.co.uk