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grays



6c Landress Lane, Beverley, HU17 8HA

£310,000





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- FULLY RE-MODELLED TOWNHOUSE
- HIGH SPECIFICATION
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- A MUST SEE LIFESTYLE PROPERTY
- IMMACULATE PRESENTATION
- GENEROUS AND WALLED REAR GARDEN
- THREE BEDROOMS
- MODERN BATHROOM
- CENTRAL BEVERLEY SETTING

RE-MODELLED TOWNHOUSE IN A CENTRAL BEVERLEY SETTING- IDEAL FOR APPLICANTS LOOKING FOR GENUINE LIFESTYLE LIVING.

Upgraded to an immaculate standard with attention to detail throughout and offered for sale is this end of terrace home. Suitable for the most discerning of applicants with an emphasis placed on flexible spaces and genuine lifestyle living. Conveniently nestled in Beverley's historic centre the outstanding accommodation comes recommended for a detailed inspection.

The accommodation over 3 floor levels comprises; Entrance Hall, Lounge, Dining Room/Dayroom, well specified Kitchen and WC to ground floor. To the first floor are two Bedrooms and Bathroom leading from a central landing with a large Guest Bedroom to the second floor level.

Externally, generous walled gardens offer an oasis of privacy amongst the character street scene.

Landress Lane is located just off Toll Gavel and you truly cannot find a more central location. In close proximity of all amenities including shops, cafes, restaurants and supermarket yet enjoying a quiet 'tucked away' street and being within walking distance of the pastures of Beverley Westwood.

A MUST SEE HOME FOR DOWNSIZERS AND ASPIRATIONAL BUYERS ALIKE.

£310,000



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance to this immaculately appointed and fully remodelled townhouse home, accessed via hardwood entrance door with privacy glazed detailing. Opening to...

DINING ROOM/ DAY ROOM

(At longest & widest point) 15'7" x 10'4" (4.76 x 3.15)
Enjoying good levels of natural daylight with sash-style uPVC double glazed windows to the front and side elevations, full Kardean flooring with feature border inlay, internal window through to lounge, contemporary style glazed internal doors. Used currently as a formal dining space but has potential to be used as a formal sitting room. Staircase approach to first floor level also.

RECEPTION LOUNGE

(At longest & widest point) 13'6" x 14'7" (4.14 x 4.45)
With Kardean inlay flooring continuing, a central focal point is provided via a decorative cast iron fire insert, feature oversize picture door offering outlook to private and enclosed rear gardens offering an excellent sightline, with further natural daylight provided via an internal window through to the dining room. Suitably sized to accommodate furniture suite, with access through to...

KITCHEN

12'7" x 8'0" (3.86m x 2.46m)
With timeless Shaker style wall and base units in a Cotswold green finish with a number of high specification appliances incorporating inset one & half bowl stainless steel sink and drainer, mid-level microwave, mid-level oven, four ring gas hob with extractor canopy over, integrated slimline dishwasher, washing machine and wine cooler, low maintenance splash screening, concealed modern combination boiler, window to side elevation, access door to rear patio terrace. Access provided through to...

CLOAKROOM / WC

Immaculately appointed with low flush WC, inset basin to vanity storage unit, tiling to splashback, soft cushioned flooring, electric shaver point, uPVC privacy window to rear.

FIRST FLOOR

Providing access to two bedrooms and house bathroom, with further doorway providing access to staircase to second floor.

BEDROOM ONE

10'5" x 13'6" (3.18m x 4.11m)
With 2 sash style uPVC double glazed window to the front outlook, boasting double bedroom proportions, contemporary style wardrobes and bedroom furniture.

BEDROOM TWO

7'6" x 9'0" (2.31 x 2.76)
Used currently as a study but has potential to be used as an occasional bedroom, with window to rear outlook.

HOUSE BATHROOM

8'1" x 5'10" (2.48 x 1.80)
With good attention to details and modern styling throughout, incorporating panel bath with wall mounted showerhead and console, additional rainfall showerhead and shower screen, low flush w.c, inset basin to vanity unit, tiling to splashback wallcoverings, contemporary style radiator, uPVC privacy window to rear.

SECOND FLOOR

A staircase approach leads to...



GUEST BEDROOM

179" x 138" (5.42 x 4.17)

Located on the second floor level of the house, offering excellent levels of privacy and seclusion with an abundance of natural daylight provided via uPVC double glazed windows to three aspects, elevated rooftop views over the town, of double bedroom proportions with space for freestanding bedroom furniture, seating area, balustrade and spindles, used currently as a private guest suite.

OUTSIDE

The subject dwelling benefits from a convenient position located in the very heart of the historic town of Beverley, with a range of services and amenities within immediate proximity and consequently offering all the lifestyle this type of location can bring.

The property is accessed itself from Landress Lane, with pedestrian access to the front door, and wooden side gate offering access to the rear of the property.

A patio terrace extends to a hard landscaped area with laid to lawn grass section, deep plant borders with bark mulch. The garden offers complete screening and privacy throughout, with walled garden detailing and really must be seen to be fully appreciated given the size of garden on offer.

Further space and provision for storage shed, external tap and light points.

TENURE :

We understand the Tenure of the property to be Freehold.

AGENTS NOTE :

The subject dwelling has undergone some remedial building repair, with full details available through the sole selling agent Staniford Grays.

SERVICES :

Mains water, gas, electricity and drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 866304

E-mail: bevsales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE :

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



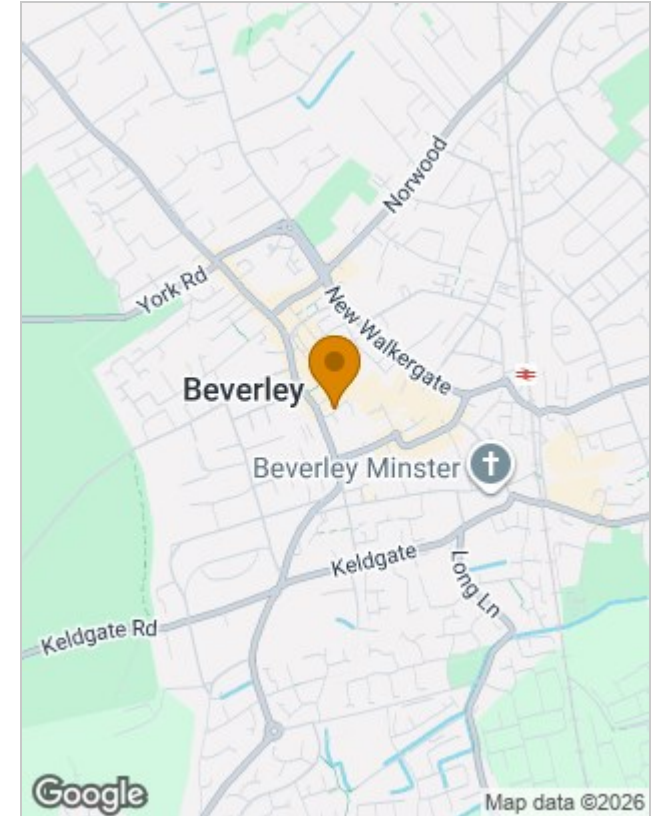
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	