



Butt Lane
Beverley

Guide Price £375,000 – £400,000

WIGWAM

Butt Lane

Beverley

- 4 Bedroom detached house
- Open plan kitchen - diner with bay window to flood the room with natural light
- Sun room with log burner to provide the perfect retreat all year round
- 4 Bedrooms (3 doubles and 1 single) with built in wardrobes
- Downstairs toilet that helps provide additional convenience
- Fully tiled family bathroom with free standing bath
- Off-street parking for 4 vehicles
- Located just a 10 minute walk from Beverley town centre

Guide price - £375,000 - £400,000 - Step into this beautifully presented 4 bedroom detached home, ideally located within a short walk of Beverley town centre, the Westwood and in the catchment area of local schools such as Keldmarsh Primary, Minster Primary, as well as Beverley High and Grammar School.

The heart of the home is a stunning open-plan kitchen/diner, featuring timeless solid wood kitchen cupboard doors, a Belfast sink, integrated appliances, and a 6 hob range cooker, making it the perfect room for modern family living or entertaining guests.



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The property also benefits from a large living room with solid oak wooden floor, leading into the sun room with Velux windows, a log burner, and sandstone floors, leading in to the private rear garden, making it practical all year round.

Moving up the glass-panelled staircase, the property offers four bedrooms – 3 of which have fitted wardrobes.

The master bedroom also boasts an en-suite with a large walk-in shower, whilst the family bathroom is fully tiled and is beautifully finished with a freestanding bath.

The home also has the luxury of additional downstairs storage and oak doors throughout. Both the hallway and downstairs toilet have cherry wood flooring, helping with everyday practicality.

Outside, the property, sitting on a corner plot, has a converted garage, now used as a garden store with a pitched roof and a large wooden outbuilding that can easily be used as either a shed, or hobby workshop.

To the front and side of the property there is off-street parking for 4 cars on a block-paved driveway. The front has a perimeter





Kitchen

With wooden laminate floor, bespoke solid wood kitchen units, granite worktops, Belfast sink, 6 gas burner Range cooker with electric oven, integrated appliances such as Fridge and full size dishwasher, bay window, and door to sunroom.

Living room

With solid wood oak flooring, feature fireplace, large window, 2 radiators, and doors leading to sunroom.

Sunroom

With sandstone flooring, log burner, Velux skylights, 2 large double built in storage cupboards, and French doors to rear garden.

Bedroom 1

With carpet flooring, built in wardrobes with sliding panelled doors, window, and en-suite

En-suite

With tiled floor and walls, walk in shower, wash basin, toilet, frosted glass window, and towel radiator

Bedroom 2

Double room with carpet flooring, window, and radiator

Bedroom 3

Double room with carpet flooring, built in wardrobes, radiator, and window

Bedroom 4

Single room with carpet flooring, radiator, window, and built in wardrobes.

Bathroom

With tiled floor and walls, free standing bath, wash basin on vanity unit, toilet, towel radiator, and frosted glass window.



GARDEN

Private garden to the rear of the property with lawn and a half brick, half wooden wall with a garden gate

Driveway

4 Parking Spaces

Private driveway with secure double gates and parking for multiple vehicles

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

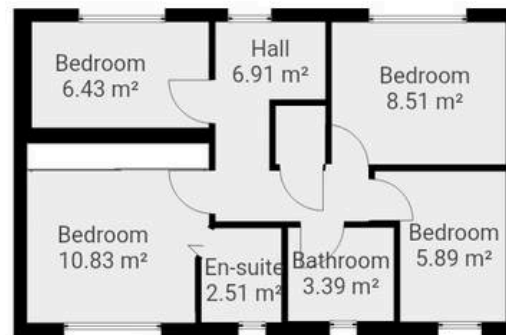
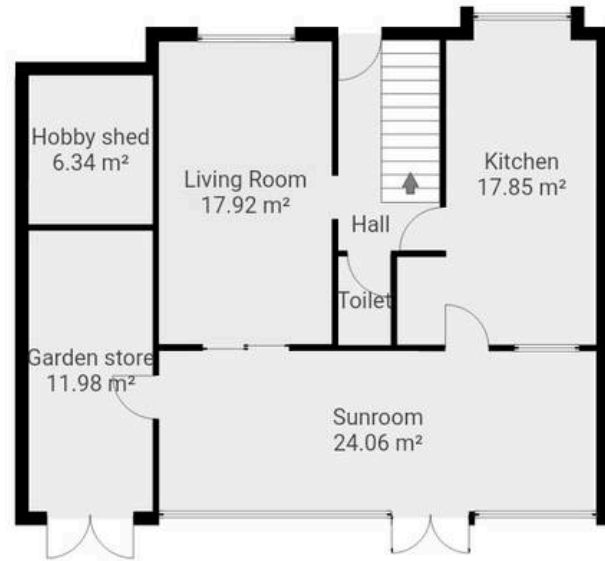
EPC Environmental Impact Rating: C







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs							
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C	70	74
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs							
		70	76				
England, Scotland & Wales				England, Scotland & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			





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