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grays



6A Landress Lane, Beverley, HU17 8HA

£260,000





6A Landress Lane

Beverley, HU17 8HA

- TOWNHOUSE IN CENTRAL SETTING
- NO ONWARD CHAIN
- SCOPE FOR MODERNISATION
- COURTYARD GARDENS
- VIEWING ADVISED
- MODERN CONSTRUCTION
- 3 STOREY LIVING
- 3 BEDROOMS
- AFFORDABLE PRICE POINT

TOWNHOUSE AVAILABLE IN LIFESTYLE CENTRAL BEVERLEY SETTING AND OFFERING SOME MODEST SCOPE FOR IMPROVEMENT.

This end of terrace town house enjoys a superb central Beverley location and is rarely available. Being a stones throw from all Beverley's historic market town centre has to offer with three bedrooms and two reception rooms over three floors, along with a generously sized rear garden and offered with NO ONWARD CHAIN.

The accommodation comprises; Entrance Hall, Lounge, Dining Room, Kitchen and WC to ground floor, at first floor are two Bedrooms and Bathroom and at second floor is a further large Bedroom. There is provision of an enclosed rear garden, plus gas fired central heating and majority uPVC double glazing.

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, yet enjoying a quiet 'tucked away' street and being within walking distance of the pastures of Beverley Westwood, golf course and racecourse.



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GROUND FLOOR

ENTRANCE HALLWAY

Offering access from Landress Lane via a hardwood entrance door. Hallway gives access to...

LOUNGE

10'5" x 10'11" (3.20 x 3.33)

With uPVC double glazed window facing the front outlook, additional privacy window to the side, deep understairs storage cupboard, potential use as front facing reception space or alternatively sitting room.

RECEPTION TWO / DINING ROOM

11'8" x 13'1" (3.56 x 3.99)

Offering good levels of natural daylight with French doors leading to the external garden space, additional privacy window to side elevation, central focal point provided via electric fire, space for furniture suite and dining table, cupboards and shelving to recess. Access door leading to...

KITCHEN

12'2" x 7'11" (3.71 x 2.42)

Fitted with a range of wall and base units, integrated gas hob with concealed extractor canopy, stainless steel 1.5 bowl sink and drainer, space for low level white goods, wall mounted boiler, uPVC double glazed window to the side elevation, access door leading to rear garden and courtyard.

W.C

7'3" x 6'2" (2.22 x 1.90)

With uPVC privacy window to rear, low flush w.c, pedestal wash hand basin.

FIRST FLOOR

LANDING

Giving access to two bedrooms and house bathroom, split level staircase, privacy window to side elevation.



BEDROOM ONE 13'8" x 7'0" (4.18 x 2.14)
An excellent size with space for freestanding bedroom furniture, two uPVC double glazed windows facing Landress Lane to the front.

BEDROOM TWO 7'10" x 7'3" (2.41 x 2.22)
With uPVC double glazed window to the rear elevation, fitted wardrobes to wall length, has potential to be used as a dressing room or alternatively a single second bedroom.

HOUSE BATHROOM 8'8" x 5'9" (2.66 x 1.76)
Neutrally appointed with white sanitaryware consisting of pedestal wash hand basin, panelled bath, low flush w.c, tiling to splashbacks, uPVC privacy window to rear.

SECOND FLOOR
A fixed staircase leads from the first floor landing to the second floor level. Opens into...

BEDROOM THREE 19'1" x 13'8" (5.82 x 4.17)
Offering a generous second floor bedroom space, with uPVC double glazed windows to both front and rear elevations, balustrade and spindles to staircase, cabinets to one wall length.

OUTSIDE
Offering a lifestyle central Beverley setting on the picturesque street scene of Landress Lane.
A step leads directly from Landress Lane to the front door. Access is provided to the rear via gated shared access, in turn leading to the rear garden through additional gate, being partly hard landscaped, with planted beds and borders, pathway from property itself, patio area suitable for seating and alfresco dining, the garden doglegs slightly creating some additional rear space. External tap point.

AGENTS NOTE
In its current format the property for sale offers neutral appeal and offered to the market at a competitive price point, with some scope for modest improvement but also offering ready to move in living, coming recommended for further internal viewing via the sole selling agent Staniford Grays.

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

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

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

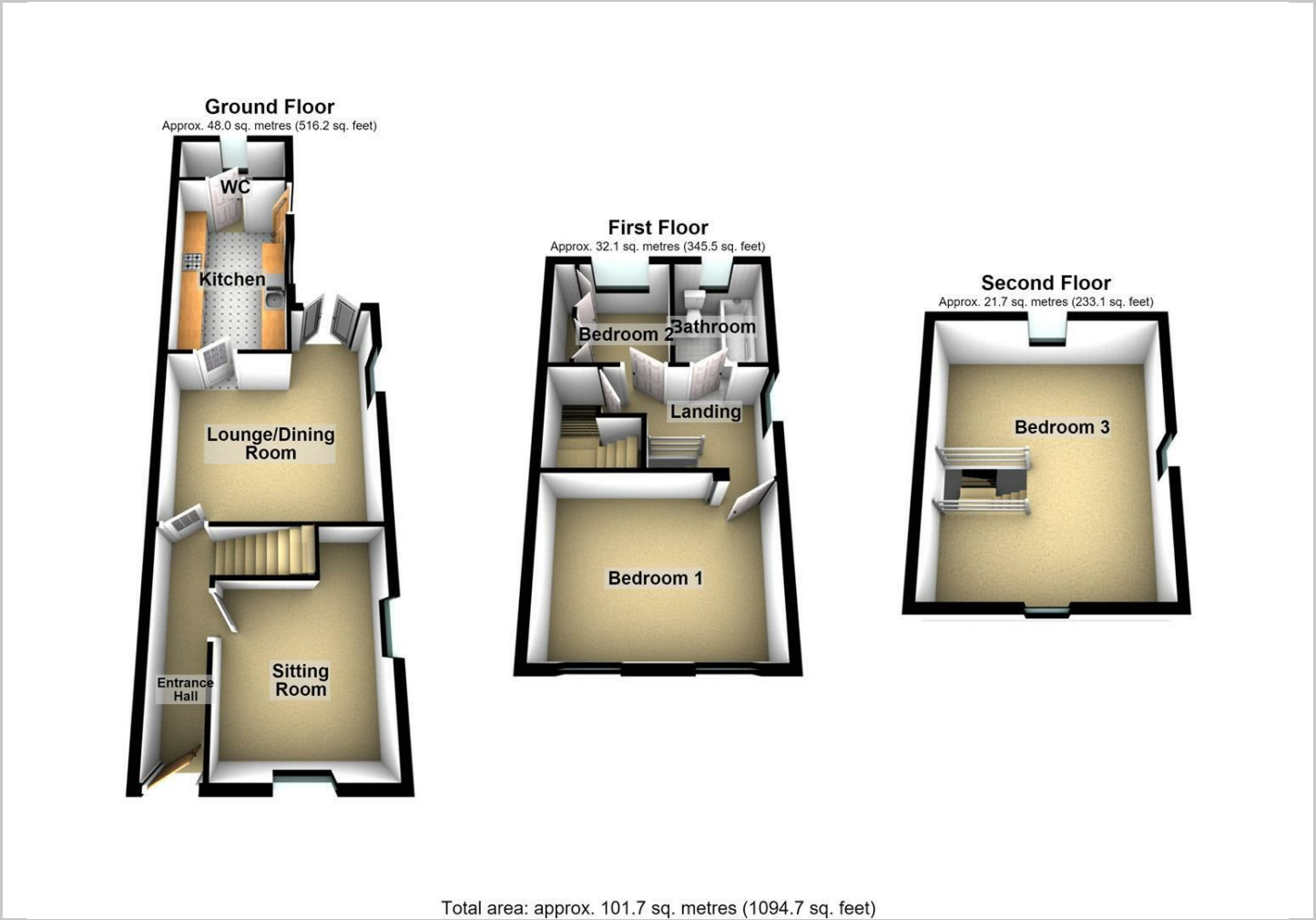
WEBSITES
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Floor Plans

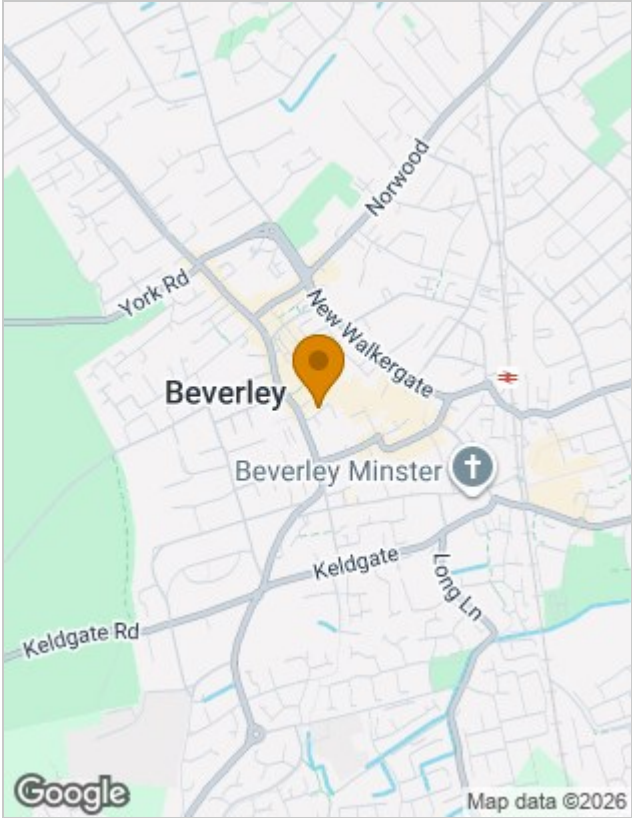


Viewing

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.

Location Map



Energy Performance Graph

