staniford grays



18 Speedwell Lane, Walkington, Beverley, HU17 8XZ

£450,000

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- FANTASTIC FIVE BEDROOM FAMILY HOME
- GARAGE
- LOCATED IN A POPULAR WALKINGTON POSITION
- LARGE THROUGH KITCHEN DINING ROOM
- DRIVEWAY
- CUL - DE - SAC POSITION
- EXCELLENT SCHOOL CATCHMENT AREAS

A BEAUTIFULLY PRESENTED FANTASTIC FIVE BEDROOM DETACHED FAMILY HOME – HEAD OF CUL-DE-SAC POSITION – SPEEDWELL LANE, OFF MEGSON WAY, WALKINGTON

Deceptively spacious and beautifully presented, this five bedroom detached family home enjoys a head-of-cul-de-sac position, in one of Walkington's most sought after residential neighbourhoods.
Ready to move into and offering genuinely flexible living accommodation, the property sits within excellent school catchment areas, making it an ideal choice for growing families.

Internally, the ground floor comprises an Entrance Hall with cloakroom/WC, a front facing Lounge, and a second Reception room, providing ample space for both relaxed family living and formal entertaining. The heart of the home is the large through Kitchen/Dining Room, an open plan space with French doors opening onto the rear garden, ideal for everyday family life and entertaining alike. A separate Utility Room adds further practicality.

To the first floor, a central landing leads to the Principal Bedroom with En-Suite shower room, two further double bedrooms and a family bathroom. The second floor offers excellent additional accommodation, with a further double bedroom, a single bedroom (ideal as a study or dressing room) and a second shower room, adding to the flexibility for a growing household, home working, or multigenerational living.
Externally, the property occupies a generous plot with private, enclosed garden. A single Garage and Driveway provide off street parking.



ACCOMMODATION COMPRISES

ENTRANCE HALL 7'10" x 7'3" (2.39m x 2.21m)
uPVC entrance door with privacy glass panels, tiled floor and a pendant light fitting.

CLOAKROOM/WC 4'6"x 2'9" (1.38mx 0.85m)
Wooden door with chrome handles, tiled floor, pendant light fitting, front aspect uPVC double glazed privacy window, low flush WC and a wash hand basin with mixer tap.

RECEPTION ROOM 9'2" x 7'10" (2.81m x 2.40m)
Wooden double doors with chrome handles, carpeted floor, pendant light fitting and two front aspect uPVC double glazed windows.

LOUNGE 16'8" x 10'2" (5.09m x 3.12m)
Wooden door with chrome handles, uPVC rear door with glass panels, rear aspect uPVC double glazed window and a brass pendant light fitting.

KITCHEN 14'8" x 13'7" (4.49m x 4.15m)
Wooden door with chrome handles, uPVC French doors to the rear garden, tiled floor, ceiling spotlights, two pendant light fittings, three wall light fittings and a side aspect uPVC double glazed window. Island with breakfast bar and drainer sink with mixer tap, understairs cupboard and a range of wall and base units. Integrated four ring electric hob, electric oven and grill, dishwasher and space for a fridge freezer.

DINING AREA 11'6" x 8'3" (3.53m x 2.52m)
Luxury vinyl floor, rear aspect uPVC double window and ceiling spotlights.

UTILIY ROOM 8'3" x 5'3" (2.54m x 1.61m)
Wooden door with chrome handles, uPVC side door, luxury vinyl floor, pendant light fitting, side aspect uPVC double glazed window, a range of wall and base units, stainless steel drainer sink with mixer tap, plumbing for a washing machine and an under counter space for a second utility.

STAIRCASE AND LANDING 10'1" x 8'1" (3.096m x 2.48m)
Carpeted floor, pendant light fitting and a wooden banister with spindles.

BEDROOM ONE 11'1" x 7'2" (3.40m x 2.19m)
Wooden door with chrome handles, carpeted floor, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM TWO 9'4" x 9'3" (2.87m x 2.83m)
Wooden door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

FAMILY BATHROOM 8'0" x 6'3" (2.46m x 1.92m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, two uPVC rear aspect privacy windows. Vanity unit with wash hand basin, extractor fan, towel radiator, shower cubicle with mixer shower, roll top bath with mixer tap and hand held shower and a low flush WC.

PRINCIPAL BEDROOM 16'10" x 10'5" (5.14m x 3.20m)
Wooden door with chrome handles, laminate floor, two pendant light fittings, front and rear aspect uPVC double glazed windows, and fitted wardrobes.





ENSUITE SHOWER ROOM 8'3" x 4'9" (widest and longest) (2.53m x 1.45m (widest and longest))
Wooden door with chrome handles, tiled floor, ceiling spotlights, front aspect uPVC double glazed privacy window, low flush WC, shower cubicle with mixer shower and a towel radiator.

SECOND LANDING 12'11" x 9'6" (3.94m x 2.92m)
Ceiling spotlights, rear aspect uPVC double glazed window, carpeted floor and a wooden banister with spindles.

BEDROOM THREE 12'11" x 11'0" (3.96m x 3.37m)
Wooden door with chrome handles, laminate floor, ceiling spotlights, two front aspect Velux windows, rear aspect uPVC double glazed window and eaves storage.

BEDROOM FOUR 10'3" x 7'10" (3.14m x 2.39m)
Wooden door with chrome handles, ceiling spotlights laminate floor, and two Velux windows.

SHOWER ROOM 9'8" x 4'7" (2.97m x 1.41m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, towel radiator, rear aspect uPVC double glazed window, vanity unit with wash hand basin, low flush WC and a shower cubicle with mixer shower.

GARAGE 18'2" x 8'5" (5.56m x 2.59m)
With light, power a manual up and over door and a pedestrian door.

EXTERIOR
To the front a lawned garden with flagged path to the front door, a wooden side gate with a boundary hedge and a tarmac driveway. To the rear a generous sized flagged patio with a private lawned garden and wooden fence surround.

COUNCIL TAX:
We understand the current Council Tax Band to be D

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting homebuyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

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.

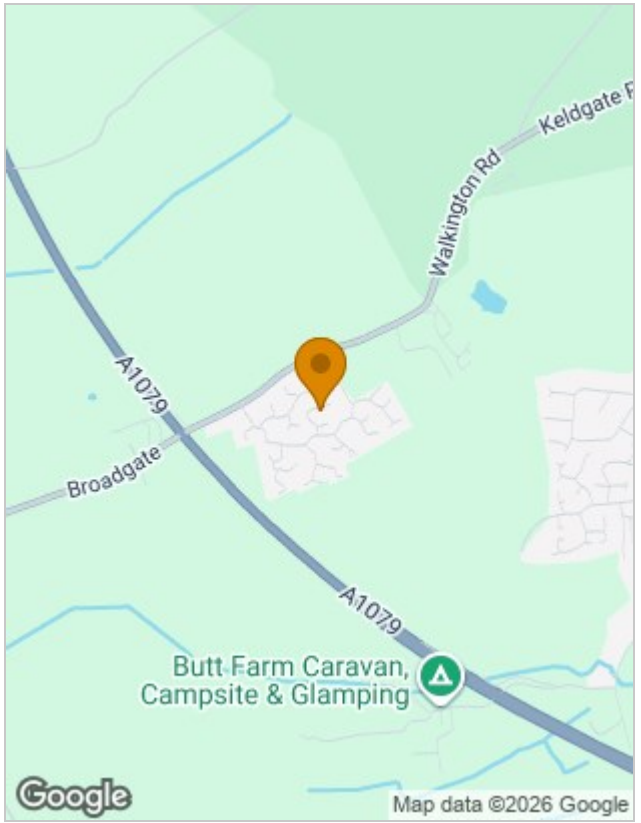
AGENTS NOTE
There is an electric vehicle charger.



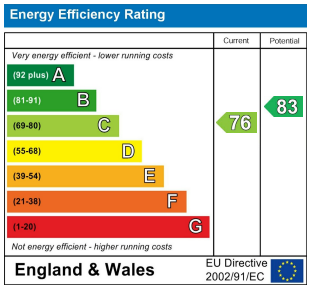
Floor Plans



Location Map



Energy Performance Graph



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