staniford grays



9 Well Lane, Beverley, HU17 9BL

£725,000

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- TOWN CENTRE LOCATION
- FOUR DOUBLE BEDROOMS WITH FOUR ENSUITE BATHROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LOW MAINTNENACE WALLED GARDEN
- 900 Sq ft GROUND FLOOR KITCHEN DINING DAYROOM
- FIRST FLOOR LOUNGE

This exceptional four bedroom, four bathroom townhouse is in the very heart of Beverley, offering a rare blend of generous living space, luxury finishes and the huge advantage of private, off street parking. Moments from the town's Wednesday Market, shops, cafés and restaurants, this is a standout home for families and discerning buyers who want convenience without compromise.

Set across three impressive floors and extending to around 2,300 sq ft, the property delivers superb versatility. The ground floor showcases a stunning 900 sq ft open plan kitchen, dining and living space, with integrated appliances, marble work tops and a central breakfast bar, perfect for family life, hosting friends or simply unwinding. A separate first floor lounge provides an additional retreat. All four bedrooms are comfortable doubles with ensuites, with the principal suite enjoying a walk-in wardrobe in addition to its own elegant ensuite.

Very few homes in such a central position offer secure parking, and this one excels, with double electric doors accommodating multiple vehicles. Outside, a private patio and low maintenance walled garden create a peaceful, sanctuary. Wide bi folding doors connect the garden directly to the ground floor living space and dining area making summer evenings and weekend gatherings feel effortless.

A unique opportunity to enjoy refined town centre living in one of Beverley's most coveted locations.

Book your viewing, get in touch today!



ACCOMMODATION COMPRISES

ENTRANCE HALL 5'6" x 4'9" (1.68m x 1.45m)
Wooden entrance door with brass handles, pendant light fitting and a stone tiled floor.

CLOAK ROOM/WC 4'8" x 3'1" (1.43m x 0.95m)
Wooden door with chrome handles, triple spot light fitting, half pedestal wash hand basin with mixer tap, low flush WC and stone tiled floor.

INNER HALL 8'5" x 6'2" (2.57m x 1.89m)
Wood door with chrome handles, stone tiled floor, triple pendant light fitting and an understairs cupboard.

KITCHEN 26'2" x 23'9" (longest and widest point) (8m x 7.25m (longest and widest point))
Wooden door with chrome handles with glass panels, stone tiled flooring, ceiling spotlights, two Velux skylight windows, two side aspect full length double glazed windows, hardwood double glazed bi-fold doors to the rear garden. Marble work tops and splash backs, NEFF integrated appliances including a microwave, five ring gas hob, double electric ovens and extractor fan. A Fisher Paykel dishwasher, space for a fridge freezer, porcelain drainer sink with mixer tap, a range of wall and base units and a breakfast bar with power sockets and a range of drawers.

UTILITY ROOM 7'3" x 5'6" (2.22m x 1.68m)
Wooden door with chrome handles, wooden work top with wash hand basin and mixer tap, plumbing for a washing machine, space for a dryer, wall mounted extractor fan, triple spotlight chrome fitting, front aspect Wooden double glazed window and a storage cupboard.

STAIRCASE AND LANDING 12'4" x 6'1" (3.78m x 1.87m)
Wooden banister with spindles, carpeted floor and a rear aspect Wooden double glazed window.

FIRST FLOOR CLOAKROOM/WC 6'3" x 3'10" (1.91m x 1.18m)
Wooden door with chrome handles, tiled floor, triple chrome spotlight fitting, half pedestal wash hand basin with mixer tap, splash back tiles and a low flush WC.

LOUNGE 21'0" x 12'8" (6.41m x 3.88m)
Wooden door with chrome handles, carpeted floor, two chrome pendant light fittings, two front aspect Wooden double glazed windows and two rear aspect Wooden double glazed windows.

BEDROOM ONE 14'7" x 12'2" (4.47m x 3.72m)
Wooden door with chrome handles, carpeted floor, triple candle pendant light fitting, two rear aspect Wooden double glazed windows and a built in wardrobe.

ENSUITE BATHROOM 13'3" x 5'10" (4.05m x 1.80m)
Wooden door with chrome handles, stone tiled floor, ceiling spotlights, front aspect Wooden double glazed window, chrome towel radiator, bath with mixer tap, low flush WC, half pedestal wash hand basin with mixer tap and half splash back tiling.

2ND STAIRCASE AND LANDING 17'1" x 12'1" (5.21m x 3.69m)
Wooden banister with spindles, carpeted floor, loft hatch and a rear aspect Wooden double glazed sash window.





BEDROOM TWO 13'8" x 8'7" (4.19m x 2.62m)
Wood door with chrome handles, carpeted floor, chrome pendant light fitting and two front aspect Wooden double glazed windows.

ENSUITE SHOWER ROOM 8'4" x 4'11" (2.56m x 1.51m)
Wooden door with chrome handles, ceiling spotlights, stone tiled floor, front aspect Wooden double glazed window, chrome towel radiator, shower enclosure with mixer shower, wall mounted vanity unit, low flush WC and a half pedestal wash hand basin with mixer tap.

BEDROOM THREE 11'3" x 8'3" (3.43m x 2.52m)
Wooden door with chrome handles, carpeted floor, chrome pendant light fitting and two rear aspect Wooden double glazed windows.

ENSUITE SHOWER ROOM 8'0" x 3'9" (2.46m x 1.16m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, chrome towel radiator, wall mounted vanity unit, shower enclosure with mixer shower, low flush WC and half pedestal wash hand basin with mixer tap.

PRINCIPAL BEDROOM 17'6" x 12'1" (5.35m x 3.69m)
Wood door with chrome handles, carpeted floor, two rear aspect Wooden double glazed windows and a chrome pendant light fitting.

ENSUITE SHOWER ROOM 8'11" 5'10" (2.72m 1.79m)
Wooden door with chrome handles, stone tile floor and splash back tiles, ceiling spotlights, front aspect Wooden double glazed window, chrome towel radiator, half pedestal wash hand basin with mixer tap, wall mounted vanity unit, low flush WC, shower enclosure with mixer shower and extractor fan.

WALK IN WARDROBE 7'8" x 6'0" (2.34m x 1.83m)
Wood door with chrome handles, carpeted floor, chrome four spotlight fitting, front aspect Wooden double glazed window with fixed shelving and hanging rails.

GARAGE 19'4" x 16'8" (5.91m x 5.09m)
With two electric roller doors, light, power and an EV charging point.

EXTERIOR
To the front there are two window boxes and a flower basket. To the rear a flagged patio area with fence and brick wall surround, block paved garden with mature trees and plants.

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

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

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

MORTGAGE CLAUSE :
Staniford Grays 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.

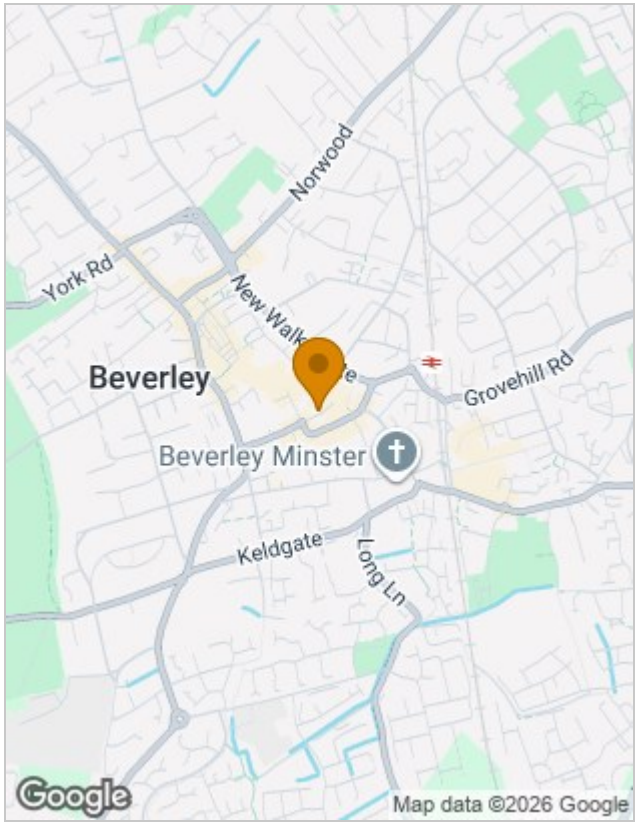
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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


LOVE

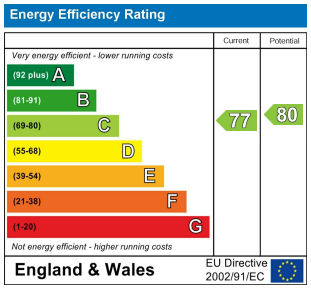
Floor Plans



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.

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