



Dee Atkinson & Harrison

14 WOOD LANE, BEVERLEY, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

**14 WOOD LANE
BEVERLEY
EAST YORKSHIRE
HU17 8BS**


ASKING PRICE - £875,000

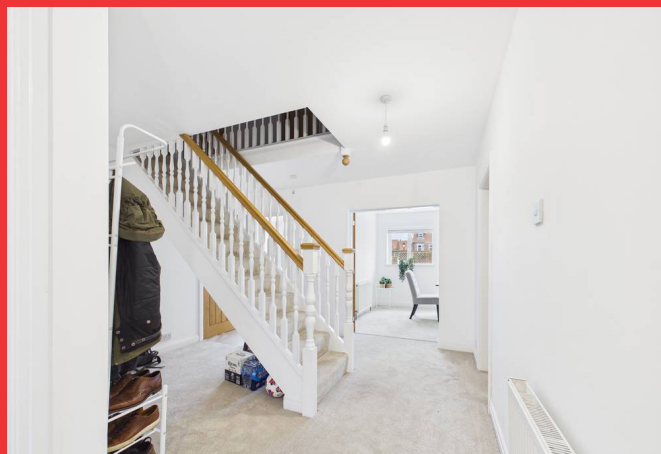
A SUPERBLY RENOVATED DETACHED HOUSE ON ONE OF BEVERLEY'S MOST SOUGHT AFTER CENTRAL ADDRESSES. THE PROPERTY OFFERS ALMOST 2,400 SQ. FT. OF SPACE INCLUDING THE DOUBLE GARAGE WHICH OF ITSELF IS VERY RARE IN SUCH A CENTRAL LOCATION. WITH 3 RECEPTION ROOMS, A SPACIOUS ENTRANCE HALL AND 5 BEDROOMS INCLUDING A MASTER SUITE WITH DRESSING ROOM, EARLY VIEWING IS ABSOLUTELY ESSENTIAL.

**Hull 9 miles - Hornsea 13 miles - Driffield 13 miles
- South Cave 10 miles - York 30 miles**

This stylish detached house has been extensively renovated by the current owner who intended to occupy it but has had a change of plan. It has a modern feel while offering hints of period character and represents a superb opportunity to acquire a lovely spacious home in the most desirable of locations. As well as the excellent living space there is an integral double garage with off street parking available on the driveway and there is a garden to the rear. The ground floor space is comprehensive and offers a spacious Entrance Hall with a stylish freestanding staircase, an attractive Living Room with feature fireplace and double doors leading to a spacious Dining Room with bifold doors to the garden, a Study, a large L shaped Dining Kitchen with a stylish kitchen and bifold doors, Utility Room and WC Cloaks.



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To the first floor there is a Master Bedroom with a Dressing Room and En Suite 4 piece Bathroom suite, 3 further Double Bedrooms (one with a freestanding bath) a Single Bedroom and a house Bathroom with separate shower unit, The bathrooms are all fitted with stylish modern sanitaryware, there are attractive cast iron style radiators in many rooms and oak style doors and handrails throughout.

The property is a really lovely, spacious and stylish home in an extremely sought after and central location. Early viewing is essential to avoid disappointment, but we also have a 360 degree tour which will provide an excellent insight. While the property is currently let out, there is no forward chain.

LOCATION

Wood Lane is one of the most sought after residential streets in central Beverley. With pedestrian access to North Bar Within, Beverley's Georgian quarter, you can be among the shops, pubs and restaurants in moments. Beverley's famous Westwood lies just south, only a few minutes' walk along St Mary's Terrace and Westwood Road. The highly regarded Beverley Arms Hotel is also a near neighbour. As Wood Lane is a no-through road, vehicular traffic is also more limited than it is among neighbouring streets.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

A spacious entrance hall with a freestanding staircase with oak handrails to the first floor and a door to the garage.

LIVING ROOM

With a feature fireplace and window to the front. Double doors to..

DINING ROOM

A spacious dining room with bifold doors to the garden and a further window to the rear. Double doors to the hallway as well as the living room.

STUDY

With a window to the front.

DINING KITCHEN

A lovely L-shaped spacious dining kitchen with an attractive range of Shaker style units in blue topped with a white granite style work surface. There is a double Belfast sink and a range of integrated appliances which include a double oven, electric hob, dishwasher, fridge freezer and wine fridge. As well as the bifold doors there is a door and window to the garden.

UTILITY ROOM

With plumbing for the washing machine.

WC/CLOAKS

With a low flush WC and wash-hand basin with cupboards underneath.





FIRST FLOOR

LANDING

An attractive galleried landing with a built-in cupboard.

MASTER BEDROOM

A double bedroom with two windows to the front.

DRESSING ROOM

A good-sized dressing room with a window to the side.

EN SUITE BATHROOM

A spacious room with a stylish modern 4 piece bathroom suite including freestanding bath, shower unit, low flush WC and a wash-hand basin inset to a marble style vanity top with cupboards under. There is a window to the rear and marble style tiling to some walls.

BEDROOM TWO

A spacious double bedroom with windows to the front and rear and a freestanding cast iron bath.

BEDROOM THREE

Another good-sized double bedroom with two windows to the front.

BEDROOM FOUR

A further double bedroom with a window to the rear.

BEDROOM FIVE

A single bedroom with a window to the rear.

HOUSE BATHROOM

A stylish modern 4 piece suite with freestanding bath, shower unit, wash-hand basin with cupboards under and low flush WC. Marble style tiling to some walls and window to the rear.

EXTERNAL

GARAGE AND PARKING

There is a cobble sett driveway which gives access to the garage and on which a car could be parked crossways. There is further permit parking available on the street. The integral double garage is accessed via a remotely operated double up-and-over door. The garage has power and light and a courtesy door giving access to the entrance hall of the house.

FRONT & REAR GARDEN

There is a small forecourt which is also paved with cobbled setts and fenced off with metal railings on the opposite side of the house from the driveway. There is a good-sized garden for such a central property to the rear of the house. It is currently almost entirely paved for ease of maintenance but could be landscaped if required. There are raised beds/borders to the northern and eastern perimeters which are formed by a high brick wall. A gate gives pedestrian access to the lane at the side and there is a brick store.

HEATING & INSULATION

The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

TENURE

The property is freehold and offered with vacant possession on completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiries only).

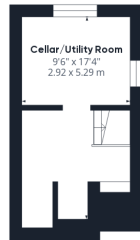
ENERGY PERFORMANCE RATING

The energy efficiency rating is C(70).

FLOOR AREA DISCLAIMER

The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes integral garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.





First Floor Building 1



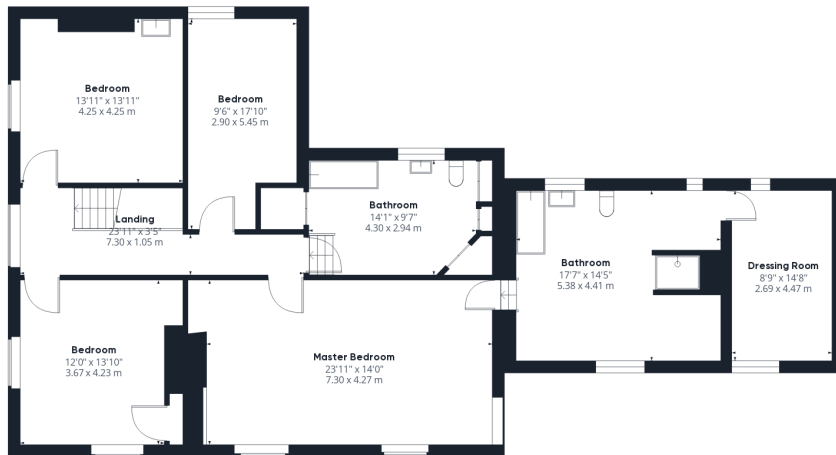
Ground Floor Building 1

Approximate total area⁽¹⁾

3291.29 ft²
305.77 m²

Reduced headroom

1.46 ft²
0.14 m²



Approximate total area⁽¹⁾
724.19 ft²
67.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
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(1) Excluding balconies and terraces

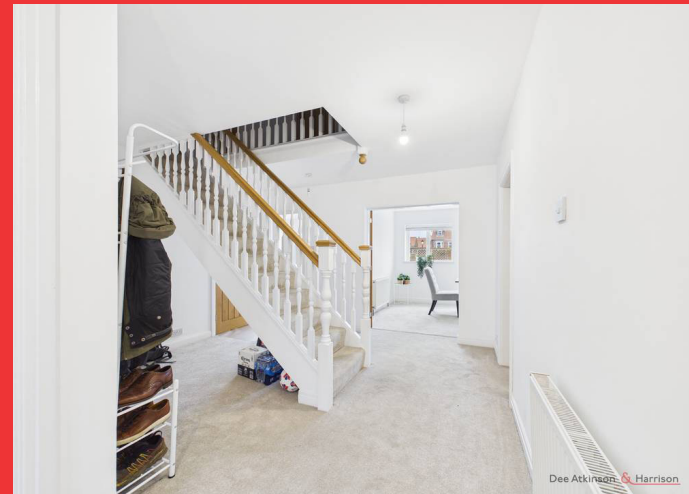
Reduced headroom

..... Below 5 ft/1.5 m

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