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**Limb**  
MOVING HOME



*34 Shepherds Lea, Beverley, East Yorkshire, HU17 8UU*

- 📍 Super Detached House
- 📍 Immaculately Presented
- 📍 Sought After Location
- 📍 Council Tax Band = E
- 📍 4 Bedrooms
- 📍 2 Recepts. + Conservatory
- 📍 Double Garage
- 📍 Freehold/EPC = C

**£425,000**



## INTRODUCTION

Beautifully appointed, smart and ready to move into is this superb detached house situated in a sought after and quiet setting. Viewing is highly recommended of this lovely home which is located off Lincoln Way to the south of Beverley town centre. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall with large cloaks cupboard and a W.C. situated off, impressive lounge, conservatory, dining room and a fitted kitchen complete with attractive granite surfaces. There is also a separate utility room. Upstairs are four bedrooms served by an en-suite shower room and a stylish bathroom. Gas fired central heating and uPVC double glazing are installed. Outside well tended gardens extend to front and rear with a driveway providing parking access to the detached double garage. The rear garden has areas of interest, lawn, patios and mature borders providing much seclusion.

## LOCATION

Shepherds Lea is a quiet cul-de-sac within a popular residential development to the south of the market town of Beverley. It regularly features as one of the most desirable places to live in the country with an excellent range of facilities together with the renowned Beverley Minster, the open pasture land of The Westwood, a golf club and its own racecourse. The retail offering includes multiple national brands together with numerous independent traders, many of which are clustered around the beautiful North Bar district, Saturday Market, Wednesday Market and The Flemingate Shopping Centre.

Kingston-upon-Hull: 11 miles

York: 31 miles

Leeds: 57 miles

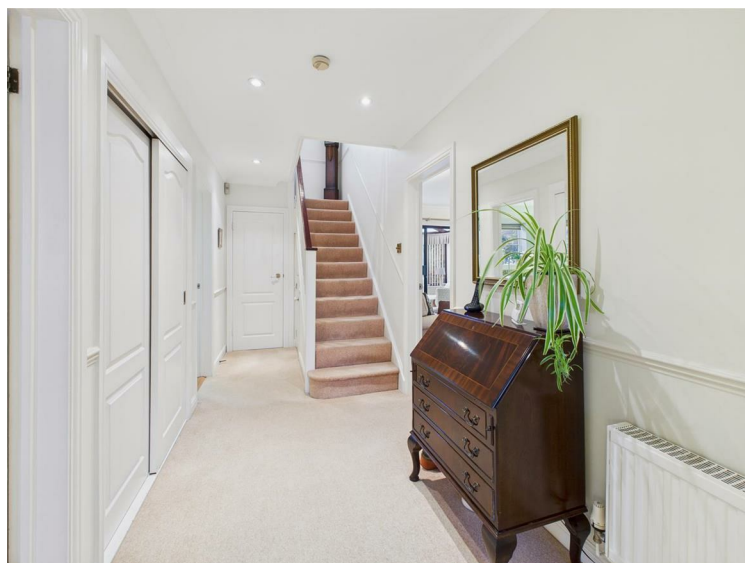
Junction 38 of the M62 motorway: 13 miles

## ACCOMMODATION

Residential entrance door opens to:

### ENTRANCE HALL

A spacious extended hallway with stairs leading up to the first floor and cupboard beneath plus a large double cloaks cupboard to one wall.



### W.C.

Low level W.C. and wash hand basin.

## LOUNGE

An elegant room complete with limestone fire surround, marble hearth, cast grate housing a "living flame" gas fire. Window to front and patio doors opening to the conservatory.



## CONSERVATORY

Overlooking the rear garden with sealed unit double glazing off a low brick wall. Radiator for year round use.



## EXTENDED DINING ROOM

With a lovely wood floor, window to front elevation.





## KITCHEN

Having an extensive range of timeless units with beautiful granite work surfaces and a breakfast bar return. Features include a Neff double oven, matching microwave, four ring induction hob with concealed extractor above, dishwasher, undercounter one and a half sink and drainer with mixer tap. Wood flooring, window to rear elevation.



## UTILITY ROOM

With matching units, work surfaces, sink and drainer, concealed gas fired central heating boiler, plumbing for automatic washing machine, space for further appliances, external access door to side.



## FIRST FLOOR

## LANDING

With cylinder cupboard off and access to roof void. Window to rear elevation.

## BEDROOM 1

With fitted wardrobes, window to side and front elevations.



## EN-SUITE SHOWER ROOM

With fully tiled walls and floor, suite comprising wash hand basin with fitted cabinet, concealed flush W.C. and large shower enclosure, heated towel rail.



## BEDROOM 2

Window to rear elevation.



## BEDROOM 3

With fitted wardrobes, dressing table and drawers, window to rear elevation.





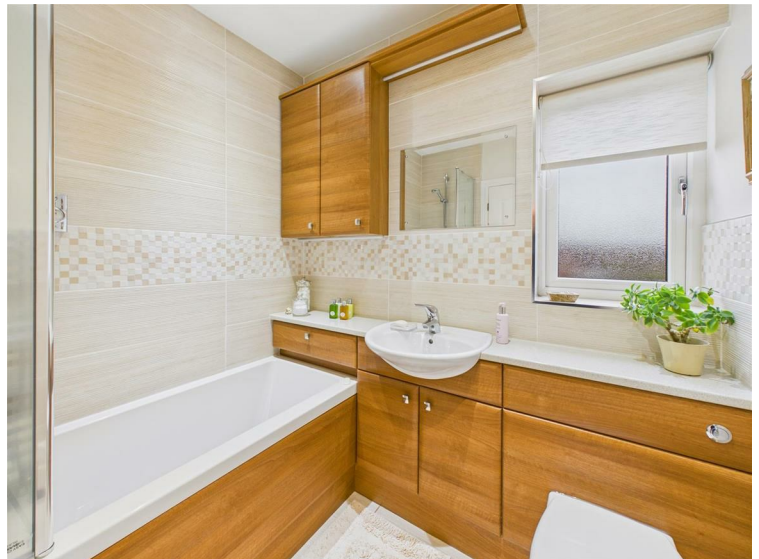
## BEDROOM 4

Window to front elevation.



## BATHROOM

Stylish suite with fitted furniture housing a wash hand basin, concealed flush W.C., bath with digital shower and screen, tiling to walls and floor.





## OUTSIDE

Outside well tended gardens extend to front and rear with a driveway providing parking access to the detached double garage. The rear garden has areas of interest, lawn, patios and mature borders providing much seclusion.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

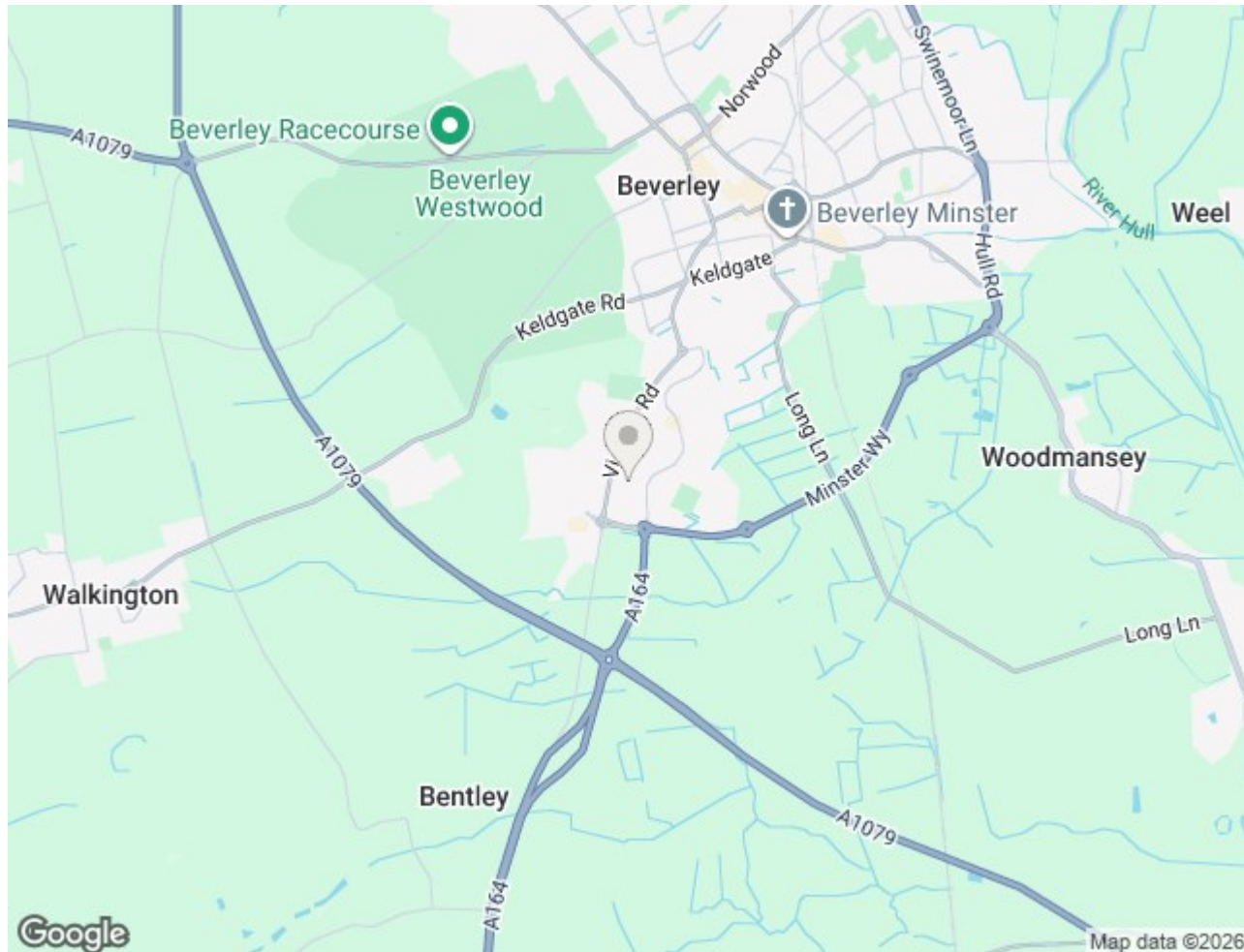


## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

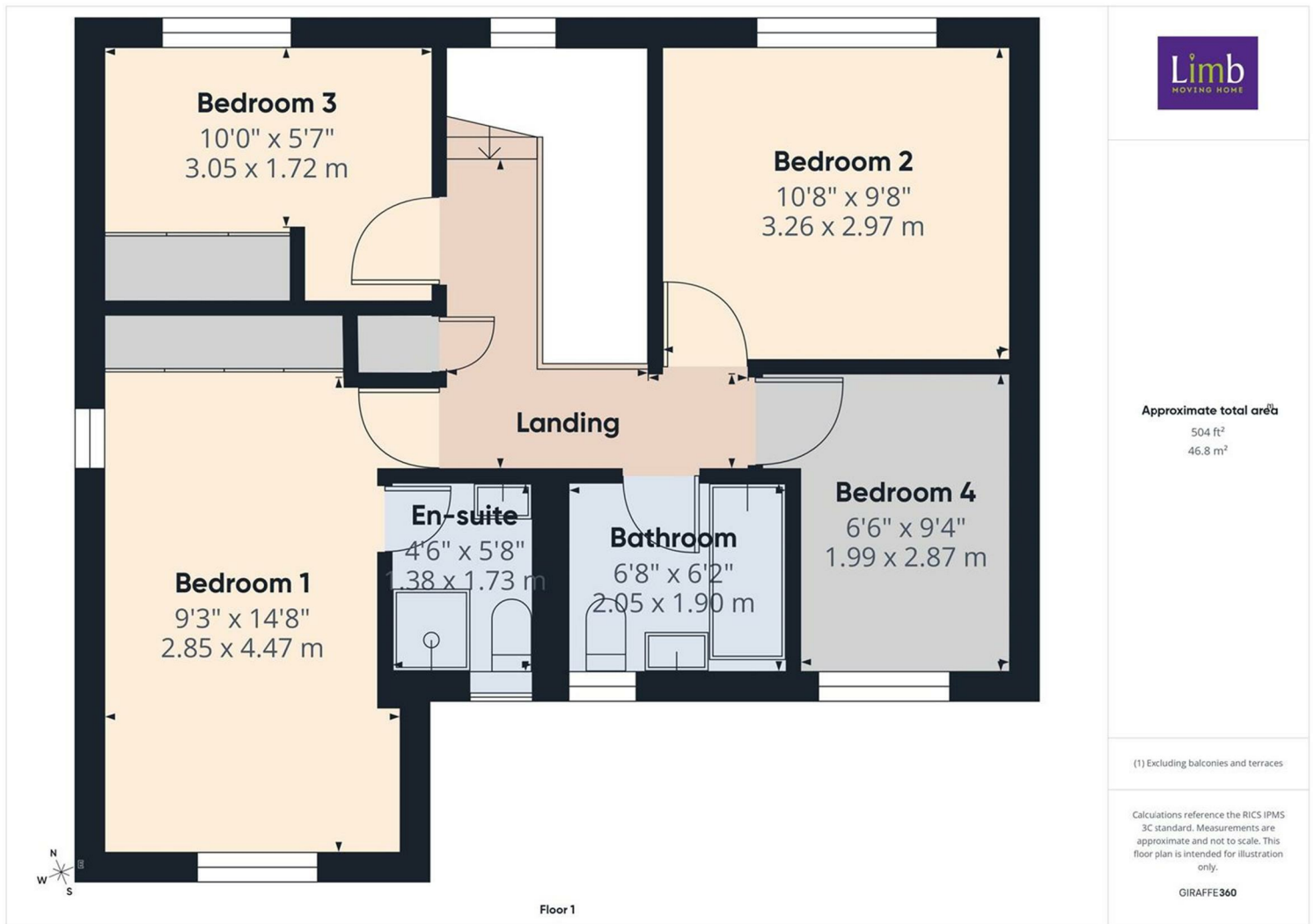
## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	