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Limb
MOVING HOME

35 Shepherds Lea, Beverley, East Yorkshire, HU17 8UU

- Superb Detached House
- 4 Beds / 3 Baths
- 2 Great Living Rooms
- Council Tax Band = E
- Dining Kitchen
- Double Garage
- Popular Location
- Freehold / EPC = C

£485,000

INTRODUCTION

This superb detached house is ideal for a growing family with its four good sized bedrooms, two fabulous reception rooms and a private rear garden. The property is location in a popular cul-de-sac setting off Lincoln Way, to the south of the town centre and is therefore well placed for all the Beverley has to offer together with ease of access to the south towards the Humber Bridge and motorway network. The accommodation is depicted on the attached floorplan and briefly comprises an impressive entrance reception and two fabulous reception rooms with vaulted ceilings. There is also a dining kitchen, utility, and a stylish shower/cloaks room. Upon the first floor are four good sized bedrooms with the principal having the benefit of an en-suite shower room in addition there is a family bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside, wrought iron gate open to the block set driveway which provides parking and gardens wrap around the house. To the rear lies a private garden with paved areas and lawn with mature borders providing much seclusion. There is also an additional paved area to the side of the house, ideal as a dog run or for storage sheds etc.

LOCATION

Shepherds Lea is a quiet cul-de-sac within a popular residential development to the south of the market town of Beverley. Beverley is the jewel of the East Riding, a historic market town with its medieval minster as its centre piece. With cobbled streets, a beautiful Georgian quarter and sophisticated social scene, Beverley is regularly voted as one of the best places to live in the UK. It balances rich heritage with a cosmopolitan lifestyle, from the sprawling pastures of the Westwood to the high-end boutiques of Saturday Market and surrounding streets.

Beverley's thriving town centre is a premier shopping destination, blending independent boutiques with luxury brands and a bustling weekly market. The recent Flemingate development has added a modern cinema, high-street retailers, and diverse dining options to the town's portfolio. For recreation, residents enjoy the historic Beverley Racecourse and the vast, open greenery of the Westwood, which provides a stunning natural backdrop for golf, walking, and community events.

The town is home to several highly regarded primary schools, including St Mary's and Keldmarsh Primary. For secondary education, the town boasts the prestigious Beverley Grammar School—the oldest state school in England—and the outstanding Beverley High School for girls. The presence of East Riding College also ensures that further education and vocational training are catered for within the heart of the community.

Beverley provides ideal regional connectivity, acting as a central hub for the East Riding. The town features its own railway station with frequent services to Hull, York, and Scarborough, alongside direct high-speed trains to London King's Cross. For motorists, the A164 provides a direct link to the Humber Bridge and the A63/M62 corridor, while the Beverley bypass ensures easy connection to the coast and the northern reaches of the county.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 9 miles
- York: Approx. 29 miles
- Leeds: Approx. 58 miles
- London (by rail): Approx. 3 hours

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. As the gateway to the Yorkshire Wolds, the town is surrounded by undulating landscapes and scenic trails. The dramatic East Yorkshire coastline, including soaring cliffs and sandy beaches are also within a short drive away. This blend of sophisticated town living and proximity to unspoiled natural beauty truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

Contemporary composite entrance door to:

ENTRANCE PORCH

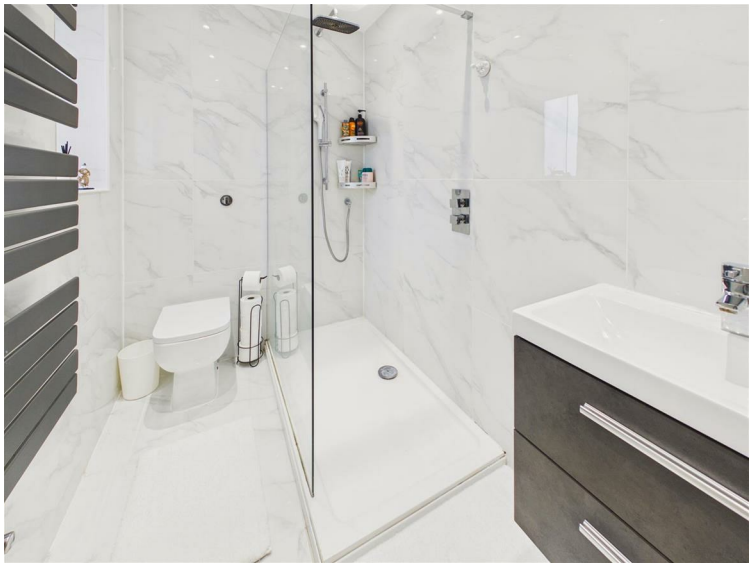
Internal door to:

ENTRANCE RECEPTION

A fabulous first impression. This grand entrance reception has plenty of space for circulation and a turning staircase leads up to the first floor.

CLOAKS/SHOWER ROOM

A stylish modern suite comprising concealed flush W.C., wash hand basin with drawers below and a walk-in shower area with both rainhead and handheld shower system, glazed partition and tiling to the walls and floors, designer heated towel rail.

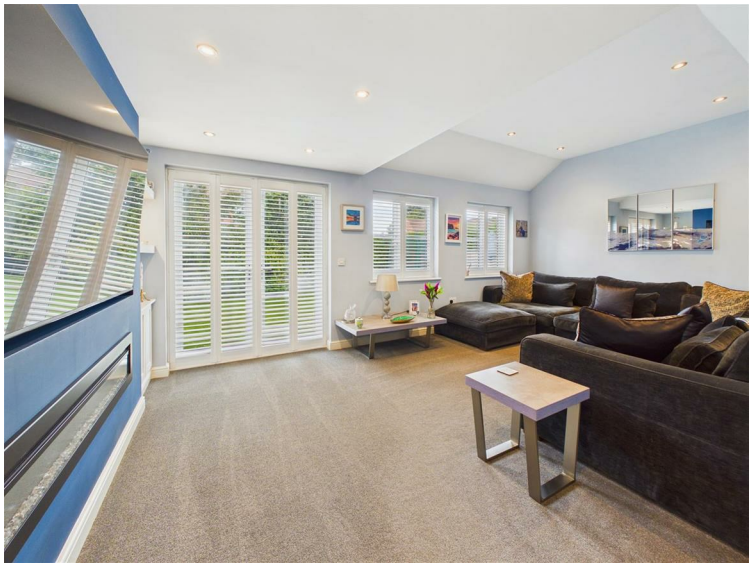


LIVING ROOM

A stunning room with vaulted ceiling. Window to the front elevation and the focal point is a marble fire surround and fire place housing a living flame gas fire.

SITTING ROOM

A great family space again with vaulted ceiling. Windows overlook the rear door together with double doors opening out to the rear garden, all fitted with bespoke shutters. There is a large TV indent to one wall with contemporary remote controlled fire below and fitted cupboards and shelving to the alcoves.



LIVING KITCHEN

A super space to the rear of the house with double doors opening out to the garden. The kitchen features a range of fitted base and wall mounted units with contrasting worksurfaces and an inset one and a half sink with drainer. Integrated appliances include a double oven, four ring gas hob with filter hood above, dishwasher, fridge and drinks chiller. A tiled floor extends to the kitchen and a further window looks to one side.

DINING AREA

UTILITY ROOM

With fitted units and workspace. Sink and drainer, plumbing for automatic washing machine and space for further appliances, door to side elevation.

FIRST FLOOR

LANDING

With the cylinder cupboard situated off and access to the roof void available.

BEDROOM 1

Situated to the rear of the house with window overlooking the garden.

EN-SUITE SHOWER ROOM

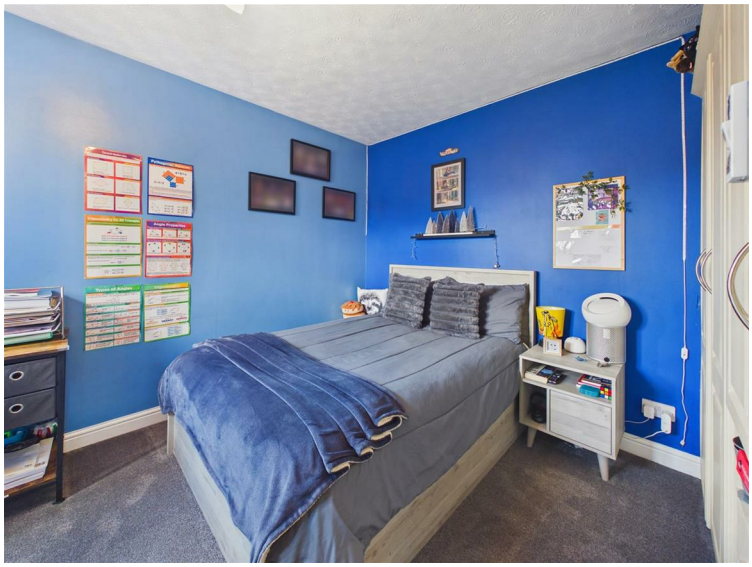
With low level W.C., pedestal wash hand basin and shower cubical, tiled walls and floor, heated towel rail.

BEDROOM 2

Window to rear elevation.

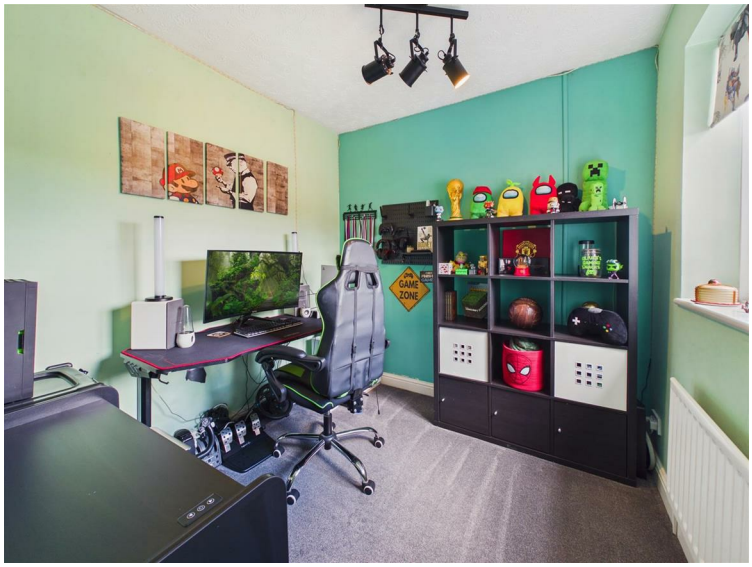
BEDROOM 3

Fitted wardrobes, windows to front elevation.



BEDROOM 4

Window to front elevation.



BATHROOM

With suite comprising low level W.C., vessel wash hand basin, panelled bath with mixer tap/shower attachment, tiling to the walls and floor, heated towel rail.

OUTSIDE

Wrought iron fence and gates open to the block set driveway flanked by lawned garden. There is an attached double garage. The rear garden is particularly private having mature borders. The lawn is complemented by a block set apron to the house and a paved patio which enjoys a westerly facing aspect. To one side of the house is a further paved area ideal as a dog run or for storage purposes and indeed houses a timber shed. There is also access to the rear of the garage.

REAR VIEW

HEATING

The property has the benefit of gas fired central heating to radiators.

GLAZING

The property has the benefit of uPVC double glazing.

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and 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.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

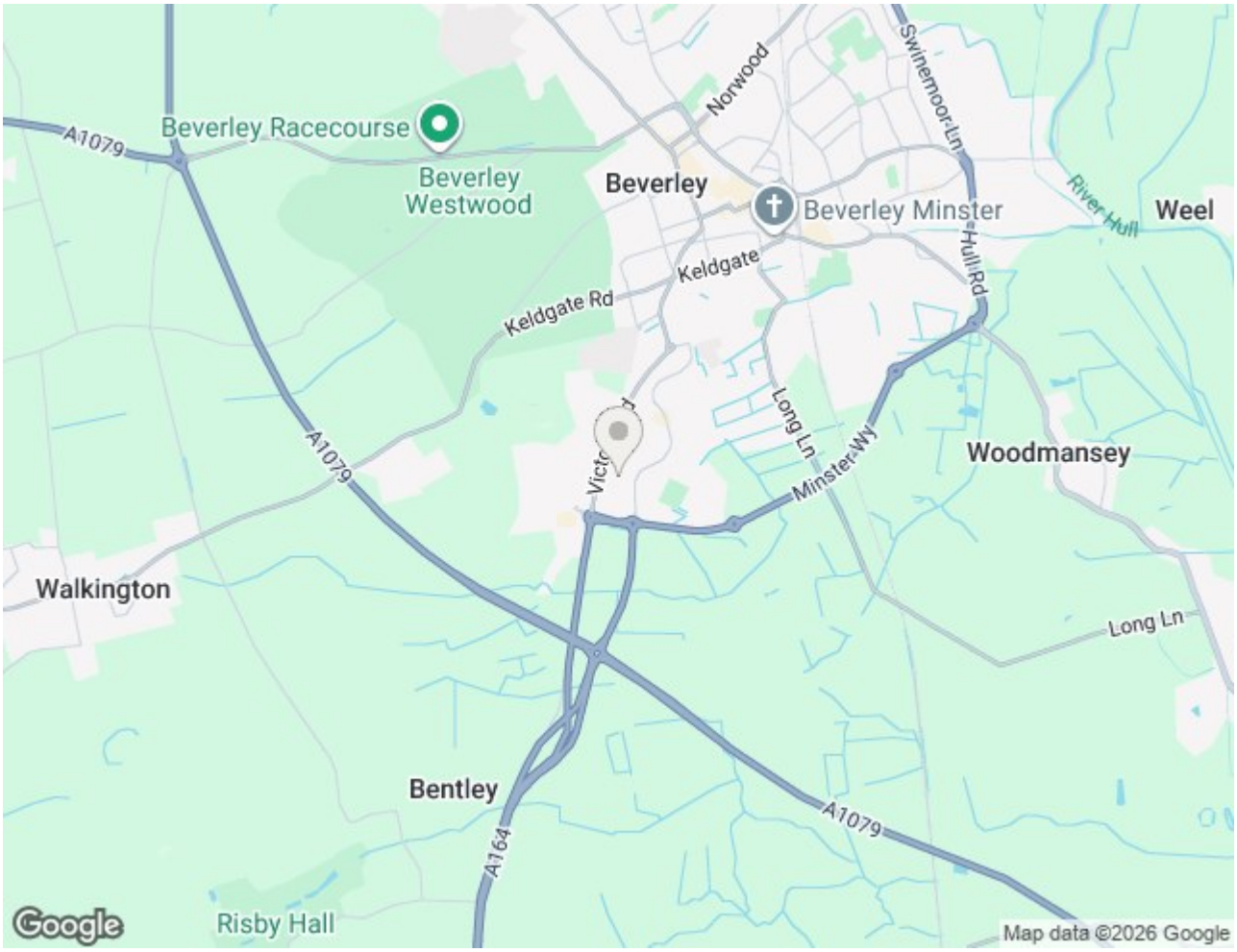
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Beverley Racecourse
Beverley Westwood
Beverley
Beverley Minster
Norwood
Swinemoor Ln
River Hull
Weel
A1079
Keldgate
Keldgate Rd
Hull Rd
Long Ln
Minster Wy
Woodmansey
Walkington
Long Ln
Bentley
A1079
A164
Risby Hall
Google
Map data ©2026 Google

Approximate total area(1)
1316 ft²
122.4 m²

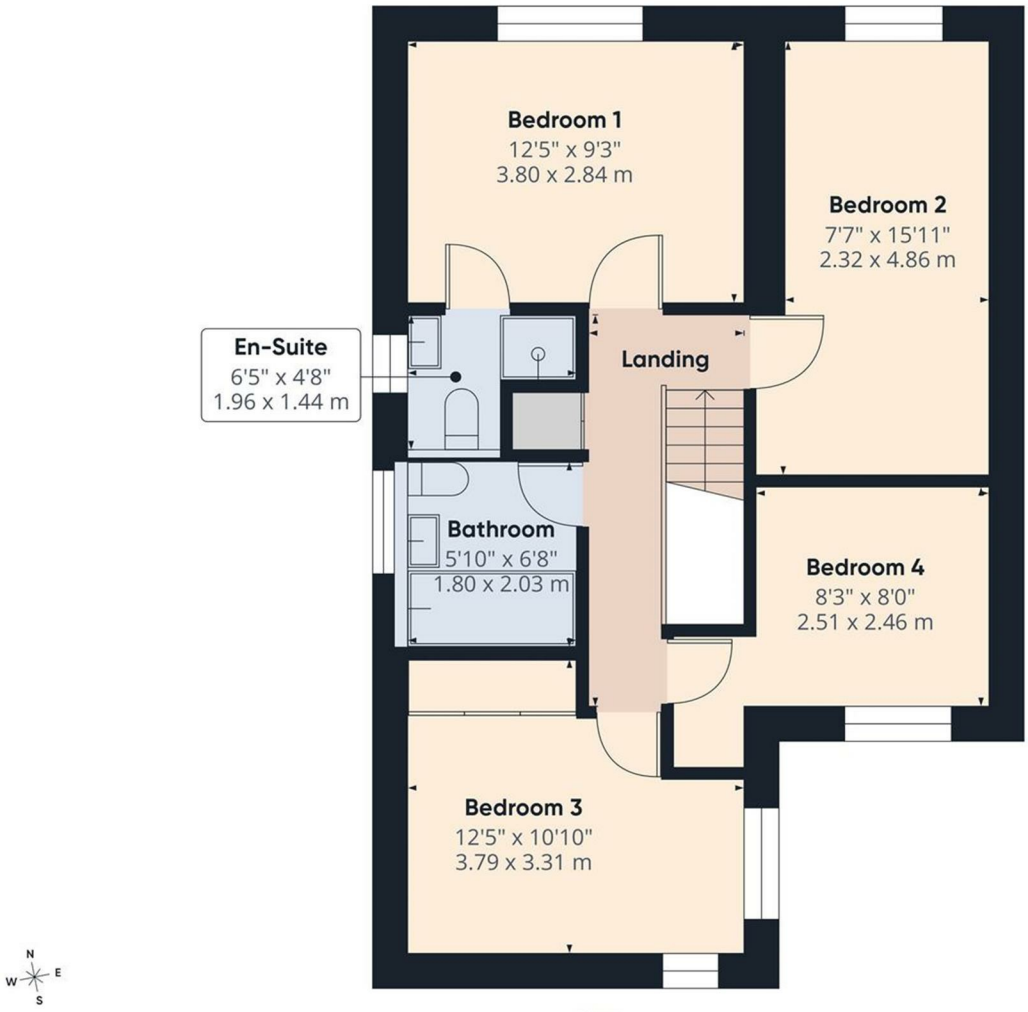
Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

560 ft²

52 m²

(1) Excluding balconies and terraces

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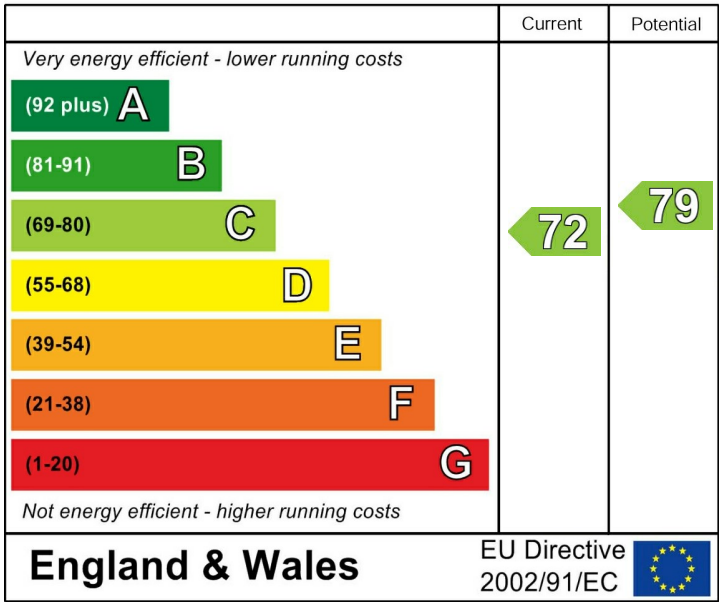
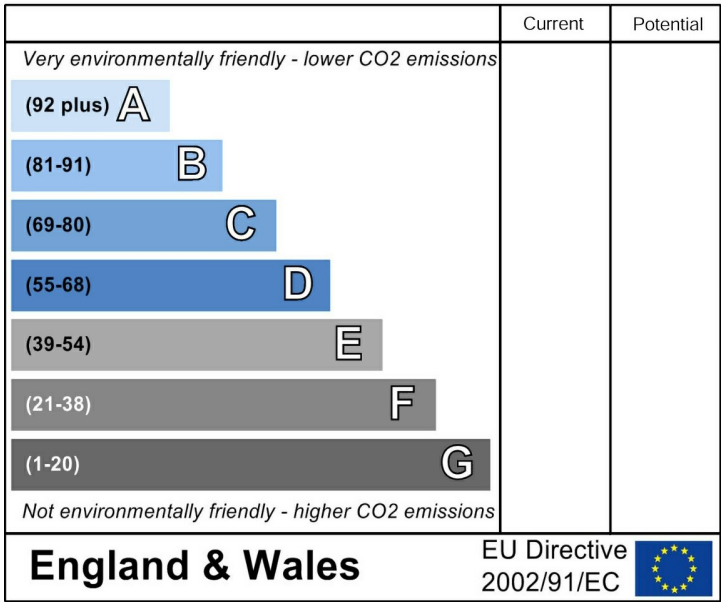
Energy Efficiency Rating



Environmental Impact (CO_2) Rating