

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



6b Landress Lane, Beverley, East Yorkshire, HU17 8HA

- 📍 Modern Townhouse
- 📍 Heart of Beverley
- 📍 So Convenient!
- 📍 3 Bedrooms

- 📍 3 Receptions
- 📍 Courtyard Garden
- 📍 Must Be Viewed
- 📍 EPC = C

£293,500

INTRODUCTION

If you are looking for a convenient location, in the heart of Beverley, then this is hard to beat. Landress Lane is a pedestrianised thoroughfare situated off Lairgate and links into Toll Gavel. This modern townhouse provides an excellent range of accommodation and early viewing is strongly recommended. At ground floor there is an entrance hall in open plan style through to a dining area with feature display shelving, living room, kitchen, downstairs W.C and an attractive inner hallway linking through to a stunning garden room which opens out to the courtyard garden. Upon the first floor are two bedrooms and a modern bathroom with a further large bedroom situated upon the upper floor. The accommodation has the benefit of central heating and double glazing.

LOCATION

The property stands proudly on Landress Lane, in the heart of Beverley, so convenient for a fabulous range of amenities. Landress Lane is situated off Lairgate and is a pedestrianised thoroughfare which links into Toll Gavel. The bustling centre is within a level walk with numerous shops, restaurants, bars, coffee shops and general amenities together with a railway station and the recently completed Flemingate Shopping centre. The town also has its own racecourse, the Westwood pasture and good connections towards Hull, York and the M62 motorway network.

PARKING

Permit parking is available at the entrance to Landress Lane, Lairgate and in the Grayburn Lane carpark.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With laminate flooring. Open plan in style through to the:

DINING AREA

10'6" x 10'3" approx (3.20m x 3.12m approx)

With window to front elevation and feature shelving and storage cupboards running to one wall. Understairs storage cupboard situated off.



LIVING ROOM

13'10" x 14'7" approx (4.22m x 4.45m approx)

Having a marble fire surround housing a gas fire. Double doors open to the inner hallway.



INNER HALLWAY



KITCHEN

12'9" x 7'3" approx (3.89m x 2.21m approx)

Having a range of fitted units with contrasting work surfaces, under counter sink with professional mixer tap, integrated oven, four ring gas hob with extractor hood above, plumbing for an automatic washing machine, wall mounted Worcester gas fired central heating boiler.



W.C

With low level W.C and wash hand basin.

GARDEN ROOM

14'7" x 8'9" approx (4.45m x 2.67m approx)

A superb room overlooking the rear courtyard garden with double doors leading out. There are classic style radiators for all year round use, tiled flooring.



FIRST FLOOR

LANDING

With further staircase to first floor off.

BEDROOM 1

13'8" x 10'5" approx (4.17m x 3.18m approx)

With two windows to front elevation.



BEDROOM 2

8'3" x 7'7" approx (2.51m x 2.31m approx)
Window to rear elevation.



BATHROOM

With suite comprising low level W.C, panelled bath with shower over and screen, wash hand basin in cabinet, tiled surround and floor, heated towel rail.



SECOND FLOOR

BEDROOM 3

17'2" x 12'0" approx (5.23m x 3.66m approx)
Measurements up to fitted wardrobes running to one wall. Windows to both front and rear elevations.



OUTSIDE

To the rear of the property lies an attractive paved courtyard style garden. Pedestrian access is available to the rear.



REAR VIEW OF THE PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

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.

VALUATION SERVICE

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band
£0 - £125,000 0%
£125,001 - £250,000 2%
£250,001 - £925,000 5%
£925,001 - £1,500,000 10%
£1,500,001 and over 12%

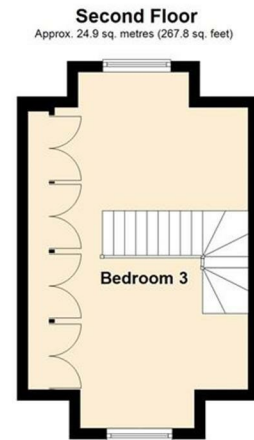
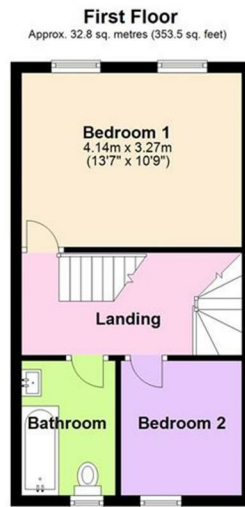
Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)





Total area: approx. 127.4 sq. metres (1371.5 sq. feet)

