



3 Friars Lane
Beverley, East Yorkshire HU17 0DF
Offers over £350,000

WP WOOLLEY
& PARKS

3 Friars Lane, Beverley, East Yorkshire HU17 0DF

* A REMARKABLE TOWNHOUSE IN A FANTASTIC CENTRAL BEVERLEY LOCATION *
360° VIRTUAL TOUR AVAILABLE ONLINE *

Situated in a tucked away position off Eastgate, enjoying wonderful views of The Minster and convenient access to the vast array of shops and amenities in the Town Centre, this is a remarkable detached Townhouse offering a deceptively spacious arrangement of accommodation that is attractively styled and beautifully presented throughout. Briefly comprising Entrance Hall, generous Living Room and a lovely, open-plan Dining Kitchen to the ground floor, with two double Bedrooms, stunning Bathroom and access to a sunny roof terrace at first floor level, and two further double Bedrooms to the second floor. An enclosed courtyard garden stands behind double doors from the road, allowing for off street parking if required. A viewing is essential in order to fully appreciate all that this impressive home offers.

Entrance Hall

A painted timber panel entrance door opens to a welcoming hallway, with inset door matting and laminate flooring. The staircase leads off, with built in storage cupboards below, radiator, double glazed window and a UPVC external door leads out.

Lounge 17'9" x 12'4" (5.41m x 3.76m)

A generously proportioned reception room features a large double glazed window, ceiling coving and the radiator. A living flame gas fire set upon a marble composite hearth and back, with oak mantelpiece surround, creates a lovely focal point. Glazed double doors open through to the dining kitchen.

Dining Kitchen 20'0" x 11'9" (6.10m x 3.58m)

A spacious, open plan Kitchen and Dining area, featuring a comprehensive fitment of base, wall and drawer units with granite effect rolled edge work surfaces, composite one and a half bowl sink unit and splash back tiling. Integrated electric double oven, electric hob with extractor hood and recesses to accommodate freestanding washing machine and dishwasher. With double glazed window to the side elevation, wall mounted gas central heating boiler and laminate flooring extending through to the dining area. Here there is a further double glazed window and a radiator, with double doors opening from the Lounge.

First Floor Landing

The staircase rises to the first floor, with attractive oak newel posts and bannister rail. There is a radiator, built in airing cupboard and a further useful store cupboard. A double glazed panel external door opens out to a lovely roof terrace overlooking the imposing Beverley Minster.

Bedroom One 17'1" x 9'2" (5.21m x 2.79m)

A wonderfully spacious double room, currently used as an additional snug/study space, with a double glazed window to the side elevation, ceiling coving and radiator.

Bedroom Two 13'10" x 12'5" (4.22m x 3.78m)

Another generous double bedroom featuring a double glazed window to the front elevation, ceiling coving, radiator and laminate flooring. A range of fitted furniture comprises a bank of wardrobes, with additional wardrobes and overhead cabinets, plus a dressing table with drawers.

Bathroom 7'9" x 6'1" (2.36m x 1.85m)

A luxuriously appointed bathroom features a traditionally styled white suite comprising of a freestanding, clawfoot bath, wall mounted wash hand basin with chrome towel rail fitment, separate corner shower cubicle and a WC. With attractive wall tiling, ceiling fitted extractor fan, traditionally styled radiator and towel rail, and a double glazed window.

Roof Terrace

A fantastic sun trap, enjoying an atmospheric view of The Minster, with artificial turf and wrought iron railings.

Second Floor Landing

The staircase continues, turning from a half landing with double glazed window, up to the second floor where there is a radiator.

Bedroom Three 15'3" x 11'8" (4.65m x 3.56m)

Also an excellent double bedroom, with double glazed window, Velux rooflight, radiator and a built in store cupboard.

Bedroom Four

A sizeable double bedroom features a double glazed window and Velux rooflight, with radiator, laminate flooring and a built in wardrobe.

External

A pair of doors open from the road into a courtyard space, enabling use for vehicle parking if required.

Services

It is understood that all mains services are connected to the property.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

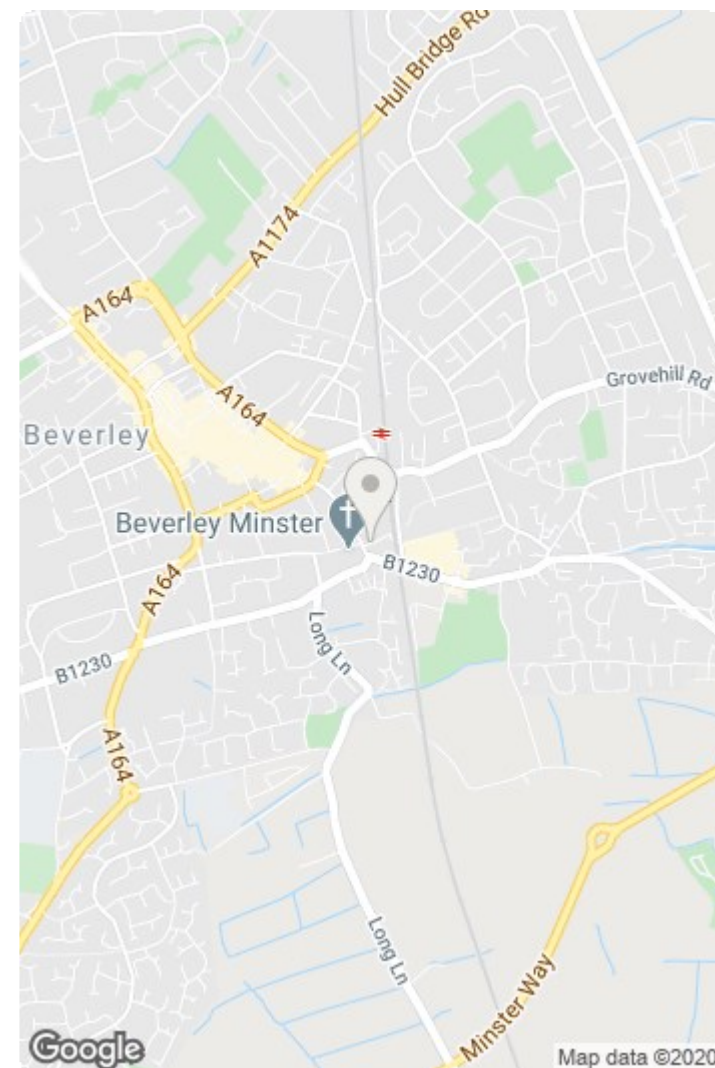
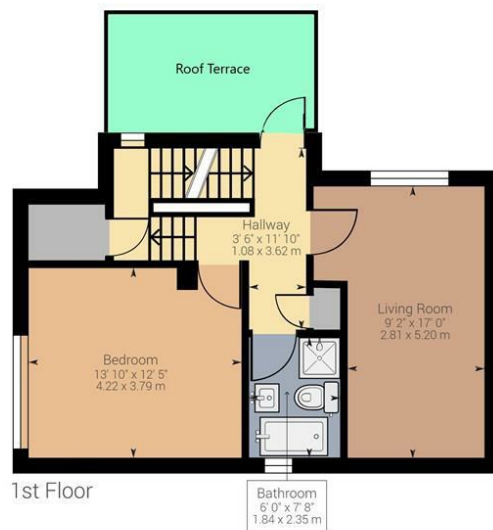
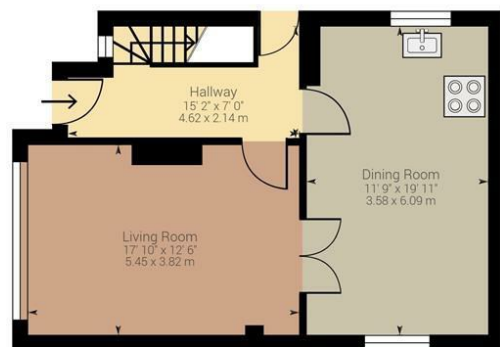
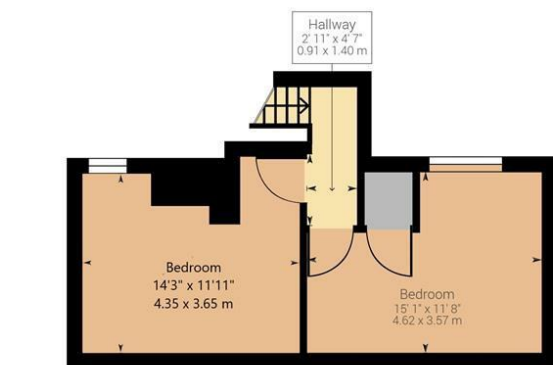
Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

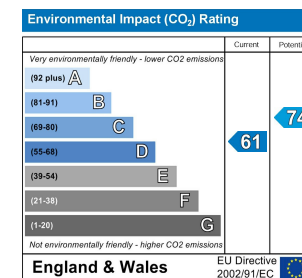
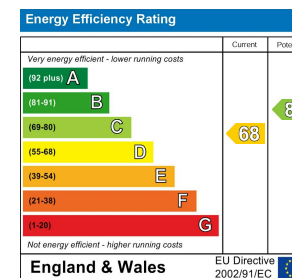




Approximate net internal area: 1444.16 ft² / 134.17 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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