



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

**WP** WOOLLEY  
& PARKS

# 14 Friars Lane, Beverley, East Yorkshire HU17 0DF

\*\*\*A REMARKABLE TOWNHOUSE IN A PRIME CENTRAL LOCATION\*\*\*  
360° VIRTUAL TOUR AVAILABLE 24/7\*\*\*

Situated in a tucked away position, within easy walking distance of the town centre and the Flemingate retail and leisure development and a short 4 minute walk to the railway station this beautifully maintained town house offers a deceptively spacious arrangement of accommodation, set over three floors, with carport parking, garage and a pleasant walled garden. Briefly comprising Entrance Lobby, Breakfast Kitchen open plan to a Day Room, with a further lobby and downstairs WC to the ground floor; Lounge, principal Bedroom with En-suite and the house Bathroom to the first floor, and three more Bedrooms on the top floor. A home of real quality in a highly convenient position!

## **Entrance Lobby 4'11" x 4'7" max (1.50m x 1.40m max)**

A timber panel door opens into a lobby space with oak flooring, ceiling coving and a radiator.

## **Breakfast Kitchen 12'9" x 9'11" max (3.89m x 3.02m max)**

Comprehensively fitted with a range of high quality base, wall and drawers units in a cream 'Shaker' finish, with solid granite work tops, recessed Belfast sink and splash back tiling. Integrated appliances include an electric oven, gas hob with extractor canopy over, and a fridge. With ceiling coving, ambient lighting, oak flooring, radiator and a double glazed box-bay window to the front elevation.

## **Lobby 3'0" x 2'10" (0.91m x 0.86m)**

With oak flooring, radiator and external door from the carport.

## **Downstairs WC 4'6" x 2'10" (1.37m x 0.86m)**

A modern suite comprises WC and vanity hand basin, with full wall tiling and a timber framed double glazed window.

## **Day Room 13'4" x 11'7" max (4.06m x 3.53m max)**

A pleasant reception space off the Kitchen, featuring a continuation of the attractive oak flooring, ceiling coving, radiator, TV point and a double glazed panel door, with double glazed panel at either side, leading out to the rear garden and framing a lovely view of The Minster.

## **Enclosed Staircase**

With doubled glazed window at the foot of the stairs.

## **First Floor Landing**

With built in storage cupboard housing the hot water cylinder, and second staircase rising to the top floor.

## **Living Room 15'4" into bay x 13'3" (4.67m into bay x 4.04m)**

A pleasant reception room features a double glazed, walk-in bay window, and a further double glazed window to the front elevation, plus radiator, ceiling coving and tv/telephone/internet points. A living flame gas fire set within a granite hearth and back, with stone effect mantelpiece surround, creates an appealing focal point.

## **Principal Bedroom 11'7" x 10'1" (3.53m x 3.07m)**

A lovely double room with radiator and two, timber-framed, double glazed windows to the rear elevation, enjoying a wonderful view of the eastern aspect of The Minster.

## **En-suite 11'6" x 4'11" (3.51m x 1.50m)**

A modern white suite comprises a panelled bath with plumbed shower above and glass side screen, pedestal wash basin and a WC. With chrome towel radiator, timber framed double glazed window and attractive mosaic tiled walls.

## **Bathroom 9'3" x 7'10" (2.82m x 2.39m)**

An impressive house bathroom features a modern, white five piece suite comprising tiled-in bathtub, separate step-in shower enclosure, wall mounted wash basin, bidet and WC. With attractive, travertine-style floor and wall tiling, chrome towel radiator and a double glazed window.

## **Second Floor Landing**

With Velux roof light, radiator and a built in storage cupboard.

## **Bedroom Two 11'5" x 10'4" plus wardrobes (3.48m x 3.15m plus wardrobes)**

A double room with oak effect flooring, radiator, double glazed window and a bank of fitted wardrobes

## **Bedroom Three 11'3" x 8'11" plus wardrobes (3.43m x 2.72m plus wardrobes)**

A further double bedroom featuring oak-effect flooring, radiator, Velux roof light and a bank of fitted wardrobes.

## **Bedroom Four 7'11" x 7'7" (2.41m x 2.31m)**

A single bedroom with laminate flooring, radiator, Velux roof light and fitted wardrobes over the staircase.

## **Garden**

Paved for ease of maintenance, with established planted borders and a variety of shrubbery. With external cold water tap and a roll out sun canopy.

## **Garage 16'3" x 8'3" (4.95m x 2.51m)**

Double doors open from the carport, with a personnel door to the garden and a window to the rear elevation. With electric lighting and power sockets, wall mounted gas central heating boiler and plumbing for a washing machine.

## **Services**

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

## **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.

## **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 physical 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).

## **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.

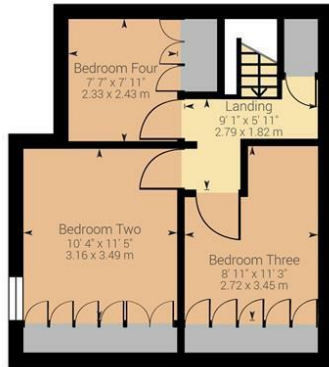
## **Disclaimer:**

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.

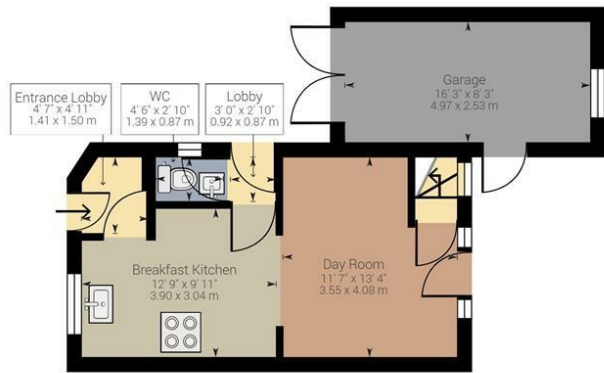
## **Draft Details:**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





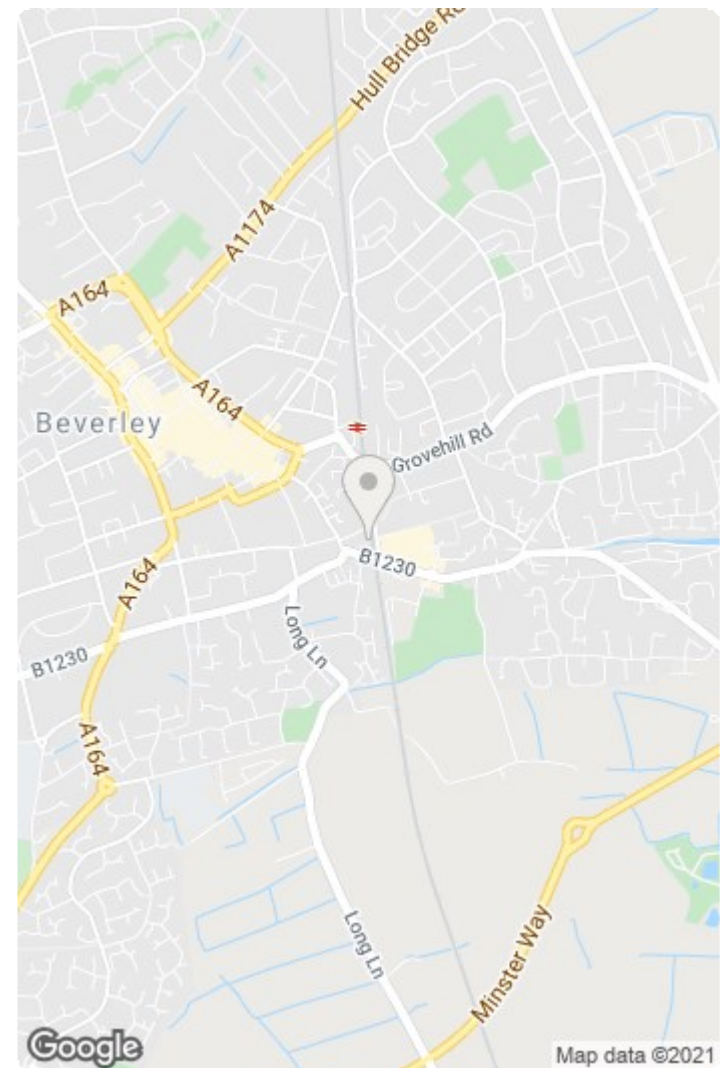
2nd Floor



Ground Floor



1st Floor



Approximate net internal area: 1167.59 ft<sup>2</sup> (1303.54 ft<sup>2</sup>) / 108.47 m<sup>2</sup> (121.1 m<sup>2</sup>)  
 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

