

**staniford**  
grays



2 Speedwell Lane, Walkington, BEVERLEY, HU17 8XZ

£399,950





# 2 Speedwell Lane

BEVERLEY, HU17 8XZ

- END OF CUL-DE-SAC POSITION
- VERY WELL PRESENTED
- DOUBLE GARAGING
- LARGE GARDEN TO THE REAR
- EXCELLENT SCHOOL CATCHMENT AREAS
- SUPERB FAMILY LIVING
- LARGE THROUGH KITCHEN DINING ROOM
- OFF STREET PARKING
- OVER LOOKING GREEN SPACE

FAMILY HOME EXTENDING OVER 1800 SQUARE FEET, BEING DECEPTIVELY SPACIOUS AND LOCATED IN AN END CUL-DE-SAC POSITION WITH VIEWS OVER GREEN SPACE.

Well situated in the highly regarded residential neighbourhood off Megson Way and presented to the market is this ready to move in family home. Offering generous reception spaces and a versatile layout throughout, which comes highly recommended for internal inspection.

The flexible living accommodation comprises, Entrance Hall, Formal Reception Lounge with front facing view, leading through to a Sun Room extension, open plan Kitchen/Dining Room with, Utility Room and Cloakroom W.C.

To the first floor level a central landing gives access to a Principal Bedroom with En-Suite provision, Guest bedroom and three further Bedrooms and a House Bathroom.

Externally the property enjoys a generous plot size with the benefit of private and enclosed gardens with privacy throughout. Double Garaging and driveway parking.

Ideal family home and viewing strongly advised given the position of the plot and the family house potential on offer.

£399,950



## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

With stairs to the first floor and radiator.

### OPEN PLAN KITCHEN DINER

Wall and base units with stone effect work surfaces. Gas hob with extractor hood over, eye level oven and combination microwave. There is a sink with mixer tap, integrated fridge freezer, windows to the front and rear.

19' x 11'3" (5.79m x 3.43m)

### UTILITY ROOM

Wall and base units, sink with mixer tap, plumbing for washing machine, door to the rear and radiator.

6'2" x 6'2" (1.88m x 1.88m)

### LIVING ROOM

There is a feature fire place with real flame gas fire, windows to the front, two radiators and double doors opening onto the conservatory.

19' x 11'2" (5.79m x 3.40m)

### CONSERVATORY

Of dwarf wall construction with radiator and double doors opening onto the garden.

12'7" x 12' (3.84m x 3.66m)

### WC/ CLOAKS

There is a low flush WC, wash hand basin, window to the front and radiator.

### FIRST FLOOR LANDING

Has a airing cupboard and window to the front.

### MASTER BEDROOM

With a range of fitted wardrobes, double glazed window to the front and radiator.

12' x 11' (3.66m x 3.35m)

### ENSUITE

With shower cubicle, mains fed shower, wash hand basin and low flush WC. A double glazed window to the front and radiator.

### BEDROOM TWO

With a double glazed window to the rear and radiator.

11'4" x 8'7" (3.45m x 2.62m)

### BEDROOM THREE

With a double glazed window to the rear and radiator.

11'8" x 7'4" (3.56m x 2.24m)



#### **BEDROOM FOUR**

11'8 x 6'9" (3.56m x 2.06m)

With a double glazed window to the front and radiator.

#### **HOUSE BATHROOM**

Featuring a panel bath with shower over, pillared wash hand basin, low flush WC. Double glazed window to the rear, chrome towel rail and set in a tiled surround.

#### **EXTERNAL**

To the front of the property there is a brick paved driveway allowing for plenty of parking leading to the detached double garage with two up and over doors, a personnel access door to the rear and has power laid on.

To the rear of the property there is a large garden with a brick paved seating area, brick paved pathway leading through the lawn to a wooden gazebo, planted borders and set in a fenced surround.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be E

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **MORTGAGE CLAUSE :**

Stanifords provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS DISCLAIMER :** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as 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.

#### **AGENTS NOTE**

**THE PROPERTY CAN NOT BE LEGALLY COMPLETED BEFORE THE END OF AUGUST 2026. PLEASE BE ADVISED ANY INTERESTED PARTY WOULD NEED TO WORK TO THESE TIMESCALES SHOULD THE PROPERTY BE OF INTEREST.**



## Floor Plans



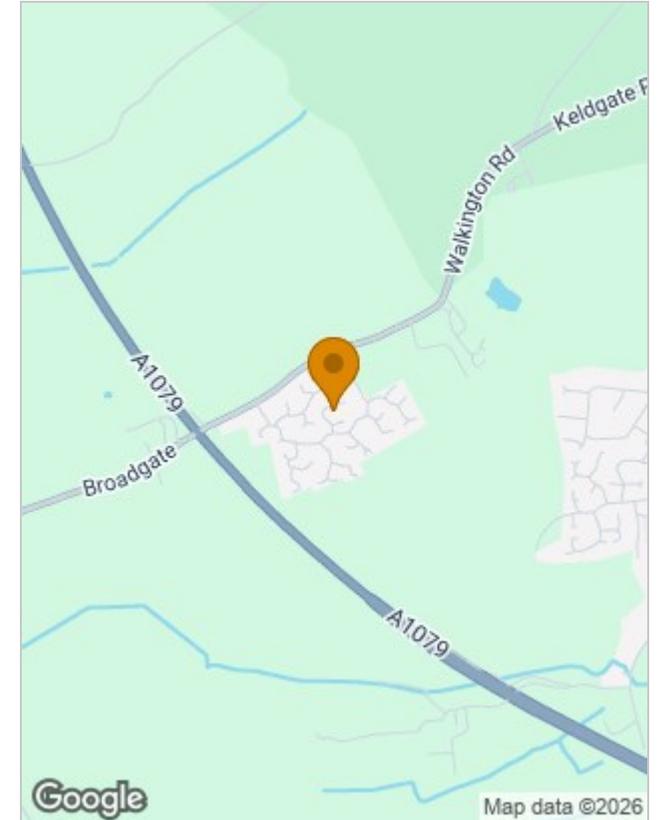
## Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

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>		77
(55-68) <b>D</b>	59	
(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	